FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

OPEN SOURCE HOUSE PLANS

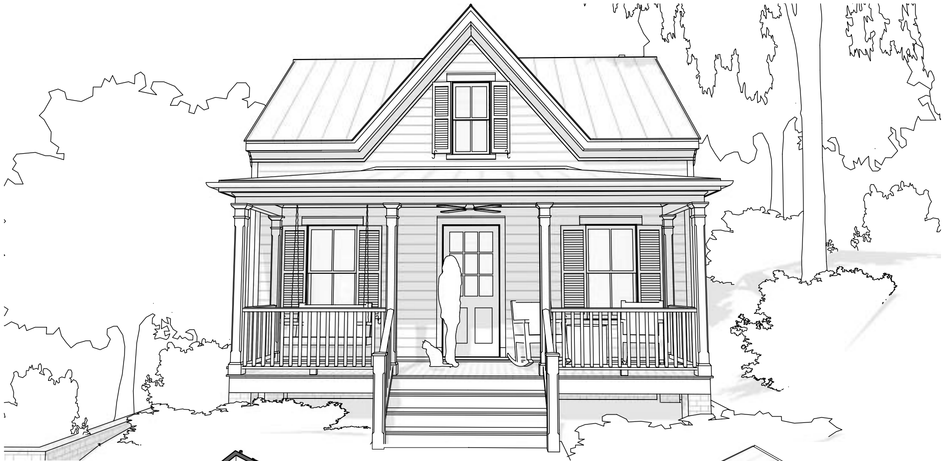
SYMBOLS LEGEND

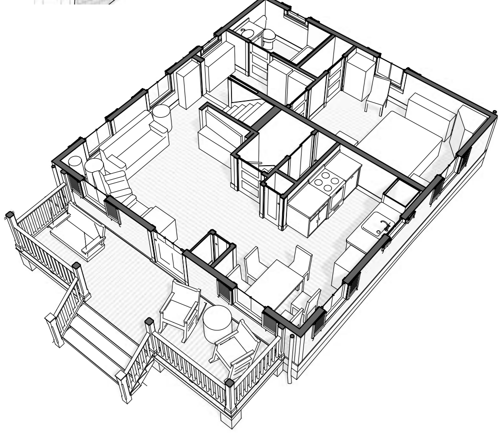
- SECTION MARKER
- ELEVATION MARKER
- INTERIOR ELEVATION
- DETAIL CALLOUT
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT
- DOOR CALLOUT
- FIXTURE CALLOUT
- FINISH CALLOUT
- CONTOURS (2')
- REVISION NUMBER
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- LIGHT/FAN SWITCH
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR

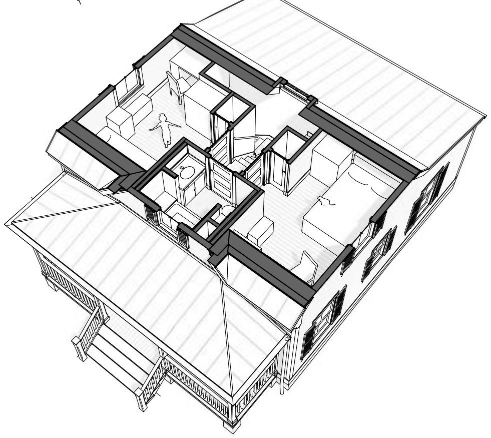
ABBREVIATIONS

#	POUNDS OR NUMBER
~	APPROXIMATELY
[ ]	METRIC UNITS (MM, U.O.N.)
AC	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
B/T	BETWEEN
BD	BOARD
BM	BEAM
CLG	CEILING
CMU	CONC MASONRY UNIT
C.O.	CASED OPENING
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DEMO	DEMOLISH
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DM	DIMMER
DN	DOWN
DW	DISHWASHER
(E)	EXISTING
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FIN	FINISH
FT	FEET
GALV	GALVANIZED
GFCI	CIRCUIT INTERUPTER
GYP	GYPSUM
IN	INCH(ES)
INT	INTERIOR
KG	KILOGRAMS
M	METERS
MAX	MAXIMUM
MIN	MINIMUM
MM	MILLIMETERS
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
OSB	ORIENTED STRAND BD
PERF	PERFORATED
PT	PRESSURE-TREATED
QTY	QUANTITY
R	RADIUS OR RISER
RCP	CEILING PLAN
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
SD	SMOKE DETECTOR
SF	SQUARE FEET
SIM.	SIMILAR
SPEC	SPECIFICATION
SYM	SYMMETRICAL
T.O.	TOP OF
T&G	TONGUE & GROOVE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W	WASHER OR WATT
W/	WITH
W/D	WASHER & DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATERPROOF
XPS	EXTRUDED POLY

JULIE







SHEET INDEX

A0.0 COVER PAGE
A0.1 PROJECT INFORMATION
A0.2 GENERAL NOTES

A1.0 ROOF / FOUNDATION
A1.1 DOWNSTAIRS PLANS
A1.2 UPSTAIRS PLANS

A2.0 FRONT ELEVATIONS
A2.1 REAR ELEVATIONS

A3.0 SECTION VIEWS

A4.0 FULL SECTION DETAIL
A4.1 BATHROOM & KITCHEN

A5.0 ASSEMBLY DETAILS
A5.1 EXTERIOR OPTIONS
A5.2 DOORS & WINDOWS

A6.0 SCHEDULES

Along with these pages of technical plans, the book contains another 48 pages. Full of detailed explanations and 3D illustrations, the book gives a more complete understanding of the intentions and ideas behind the design.

SISTER DESIGNS

APRIL

MAE

JUNE

IMPORTANT NOTE

These plans are for informational purposes only. This work is provided 'as is,' with no promises about accuracy or reliability. It doesn't represent a legal contract or an architectural service. No person or organization provides any warranty, express or implied, regarding this information. Use this work at your own risk. Buildings are complex, and countless problems can occur. FreeFarmhouse & Jay Osborne disclaim liability from any damages, of any kind, that may result from using these drawings.

FOUR DESIGNS BY JAY OSBORNE
BACKYARD FARMHOUSE
JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

COVER PAGE
VARIATION: JULIE
A0.0

PROJECT INFORMATION

LOCATION

54321 EXAMPLE AVENUE
KNOWHERE, VA 12345

PROJECT DESCRIPTION

ADU OR SINGLE-FAMILY HOUSE

PROJECT NUMBER

APN 0000-0000-000-000

FLOOR AREA

APRIL: 850 SQUARE FEET
MAE: 850 SQUARE FEET
JUNE: 740 SQUARE FEET
JULIE: 880 SQUARE FEET

CONSTRUCTION TYPE

TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE

[RECOMMENDED: AT LEAST 50x50 FOR JULIE, 25x50 FOR JUNE]

APPLICABLE CODES

2022 EXAMPLE STATE BUILDING CODE

PROJECT HISTORY & CREDITS

2024-02-29
9 FIRST EDITION (COMPLETED BOOK)
THANKS TO 597 KICKSTARTER SUPPORTERS.

2023-10-26
8 3RD DRAFT (DESIGNS SYNCHRONIZED)
RELEASE ON WEBSITE AND PREPARE FOR KICKSTARTER BOOK.

2023-08-27
7 ALL: 2ND DRAFTS (REFORMAT PAGES)
INCREASE DENSITY & COORDINATE INFO OF THE DRAWING SETS.

2023-07-31
6 JUNE: 1ST DRAFT (SIMPLEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-05-30
5 MAE: 1ST DRAFT (ORNATE VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

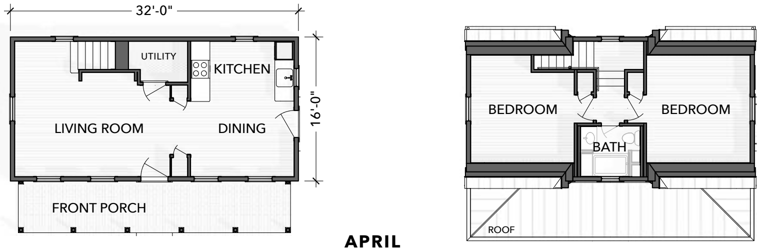
2023-04-30
4 JULIE: 1ST DRAFT (LARGEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-03-31
3 APRIL: 1ST DRAFT (ELONGATED VERSION)
JAY OSBORNE GIVES FIRST PLANS TO HIS PATREON SUPPORTERS.

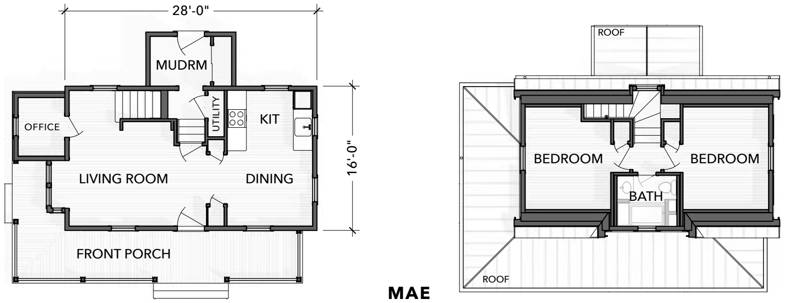
2023-02-28
2 BACKYARD 1ST DRAFT (BASIC 16x24, 650 SQ FT)
JAY OSBORNE DESIGNS THE SMALL PROTOTYPE FOR PATREON.

2022-11-30
1 FIRST PRESENTATION (SCHEMATIC DESIGN)
TEST IDEA AND CREATE PLANS FOR HARDEST, SMALLEST DESIGN.

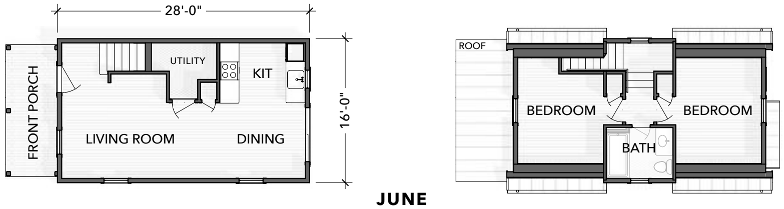
PRESENTATION PLANS



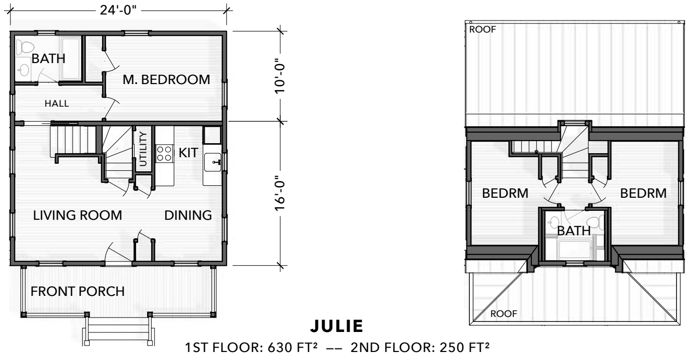
APRIL
1ST FLOOR: 520 FT² –– 2ND FLOOR: 330 FT²
TOTAL AREA: 850 FT²



MAE
1ST FLOOR: 560 FT² –– 2ND FLOOR: 290 FT²
TOTAL AREA: 850 FT²



JUNE
1ST FLOOR: 450 FT² –– 2ND FLOOR: 290 FT²
TOTAL AREA: 740 FT²



JULIE
1ST FLOOR: 630 FT² –– 2ND FLOOR: 250 FT²
TOTAL AREA: 880 FT²

CONTACT INFORMATION

OWNER

NAME	
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

ARCHITECT (OR DESIGNER OF RECORD)

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

GENERAL CONTRACTOR

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

SURVEYOR

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

PLUMBING

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

MECHANICAL (AND/OR ELECTRICAL)

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

STRUCTURAL

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

LANDSCAPE

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

INTERIORS

CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

FreeFarmhouse

FOUR DESIGNS BY JAY OSBORNE
BACKYARD FARMHOUSE
APRIL, MAE, JUNE, & JULIE

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

GENERAL NOTES

1A – WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.

1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES AND DETAILS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MINIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

9 (CONDITIONS OF USE)

9A – JAY OSBORNE IS THE ORIGINAL DESIGNER OF THIS WORK. INSTEAD OF A CONVENTIONAL COPYRIGHT, HE PROVIDES THESE PLANS UNDER AN OPEN SOURCE LICENSE. SOME RIGHTS RESERVED.

9B – THIS WORK IS PROVIDED UNDER A CREATIVE COMMONS ATTRIBUTION SHARE-ALIKE LICENSE. FOR MORE INFORMATION, SEE WWW.CREATIVECOMMONS.ORG/LICENSES/BY-SA/4.0.

9C – YOU MAY COPY, SHARE, AND MODIFY THIS WORK,

9D – IF YOU USE OR SHARE THIS DESIGN, PROVIDE APPROPRIATE CREDIT TO JAY OSBORNE, AND DO NOT COPYRIGHT HIS WORK.

9E – THIS WORK SHALL NOT BE CONSIDERED A LEGAL DOCUMENT, OR PROFESSIONAL ADVICE, UNLESS IT IS STAMPED OR SIGNED BY A LICENSED PROFESSIONAL (IN THE RELEVANT JURISDICTION) WHO ASSUMES RESPONSIBILITY FOR IT, INCLUDING ANY NECESSARY CHANGES.

9F – ARCHITECTS, BUILDERS, AND OTHER DESIGN PROFESSIONALS MAY PROFIT FROM USING THIS WORK.

9G – IF YOU USE THIS WORK AND/OR CREATE ANY DERIVATIONS, YOU AGREE TO PROVIDE APPROPRIATE CREDIT TO JAY OSBORNE. ATTRIBUTION IS AN ESSENTIAL REQUIREMENT OF THE LICENSE.

9H – APPROPRIATE CREDIT INCLUDES MENTIONING JAY OSBORNE IS THE ORIGINAL DESIGNER. SPECIFY THAT WHERE AND WHEN IT WOULD BE IMPORTANT FOR SOMEBODY. (IF THEY WOULD FEEL SCAMMED WHEN LEARNING THE TRUTH, THEN YOU DID IT WRONG.) ALSO MENTION ANY CHANGES YOU MADE, IF APPLICABLE– BUT DON'T IMPLY JAY OSBORNE HAD ENDORSED THEM.

9I – THESE DRAWINGS ARE DERIVED FROM SKETCHUP MODELS, WHICH CAN BE DOWNLOADED FOR FREE ONLINE.

9J – IT IS IMPOSSIBLE FOR ONE SET OF ARCHITECTURAL DRAWINGS TO FULFILL THE REQUIREMENTS OF EVERY JURISDICTION. THIS IS A TEMPLATE TO START FROM. THE GC OR DESIGNER OF RECORD (OR WHOEVER REMOVES THIS NOTE) SHALL TAKE RESPONSIBILITY FOR ADAPTING THIS DESIGN TO LOCAL REQUIREMENTS.

9K – USE THIS WORK AT YOUR OWN RISK. THIS DESIGN IS PROVIDED "AS IS" WITH NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING (BUT NOT LIMITED TO) THE WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL JAY OSBORNE OR FREEFARMHOUSE BE HELD LIABLE FOR ANY CLAIM, DAMAGES, OR OTHER LIABILITY (WHETHER IN AN ACTION OF CONTRACT, TORT, OR OTHERWISE) ARISING FROM, OUT OF, OR IN CONNECTION WITH THIS WORK (OR THE USE, OR OTHER DEALINGS IN THIS DESIGN). IN SHORT: BE RESPONSIBLE.

FreeFarmhouse

FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL, MAE, JUNE, & JULIE

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

GENERAL NOTES

A0.2

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. IF A PIER FOUNDATION INSTEAD, THIS COULD BE A CARPORT. (CEILING IS INSULATED.)

3. BASEMENT WALLS MAY NEED TO BE INSULATED. FOLLOW LOCAL REQUIREMENTS.

4. BRICK VENEER ON EXTERIOR MAY BE OMITTED. IF SO, SAME WALL THICKNESS COULD BE GIVEN TO 2X4 INTERIOR FURRING WALL.

5. RECOMMENDED: UPGRADE 1 OR 2 OUTLETS INTO 240V ELECTRIC VEHICLE CHARGERS.

6. DRIVEWAY: GRAVEL STRIPS ARE TACTILE GUIDES FOR CARS, & REDUCE WATER RUNOFF.

7. VEHICLE DOORS CAN ROLL UP (GARAGE CEILING IS HIGH ENOUGH). INSTEAD OF SWINGING DOORS (AS SHOWN IN THE PLAN), THE SAME DOOR DESIGN OF PANELS AND GLAZING CAN BE BROKEN IT UP INTO 21"-TALL HORIZONTAL SEGMENTS.

8. RAISED PLATFORM AT DOOR MAKES IT EASY TO RENOVATE THE GARAGE INTO AN OFFICE OR APARTMENT. IT'S ALSO NEEDED FOR HEADROOM UNDER STAIRS.

9. WALL EXTENSIONS ENSURE 6'-4" MIN HEADROOM AT PARKING SPOT BELOW STAIR. BUILT-IN SHELVING CAN DO THAT AS WELL, BUT THE TURNS ALSO BRACE THE WALLS.

10. TO CONVERT TO LIVING BASEMENT, REPLACE LARGE DOORS W/ SLIDING GLASS, RAISE FLOOR WITH 2x6 PT JOISTS OR TOPPING SLAB, LINK ANY PIPES BEHIND STAIRS.

11. 48x84 GARAGE DOORS (WITH 3 LITES AND CROSS BRACING BELOW) CAN BE CUT INTO 21" SEGMENTS AND CONVERTED INTO ROLL-UP DOORS, IF THAT IS PREFERRED.

ROOF PLAN NOTES

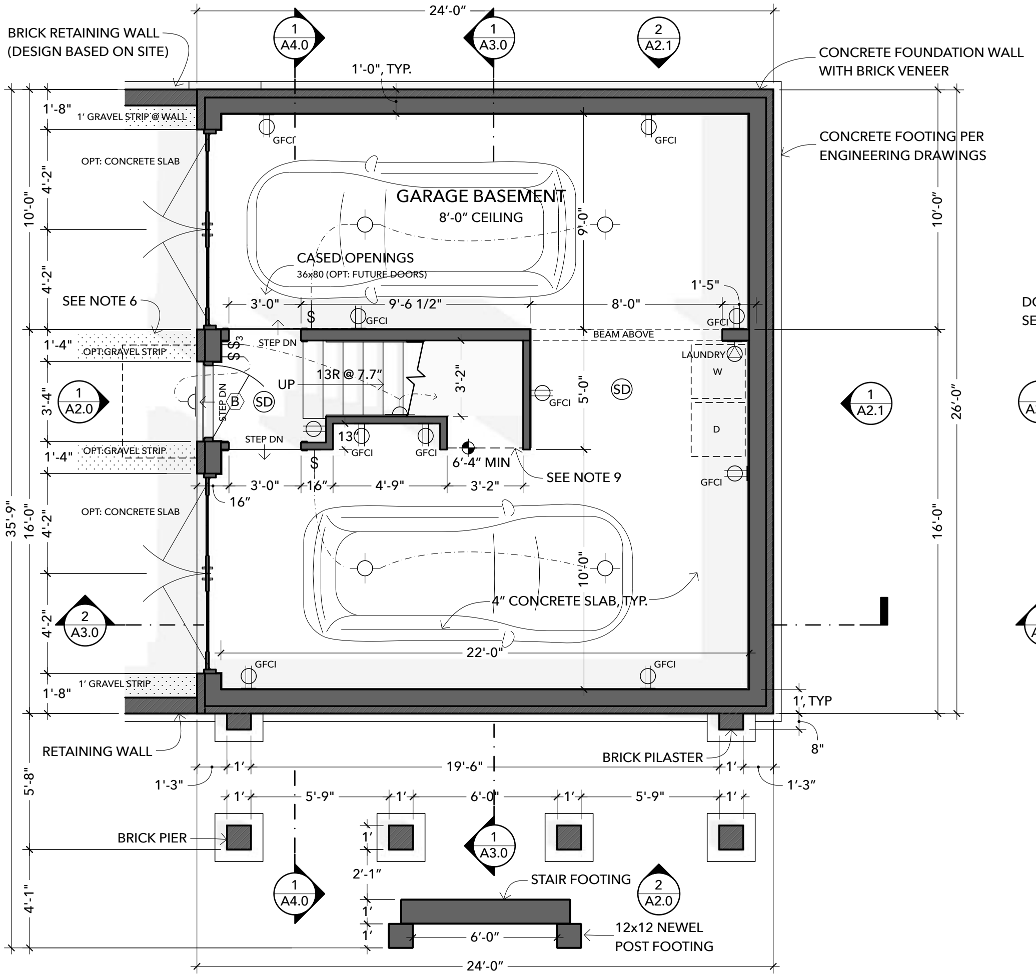
1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. GABLE ROOF RIDGES SHOULD MATCH, WITH MAIN GABLE HIGHER IF NECESSARY.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

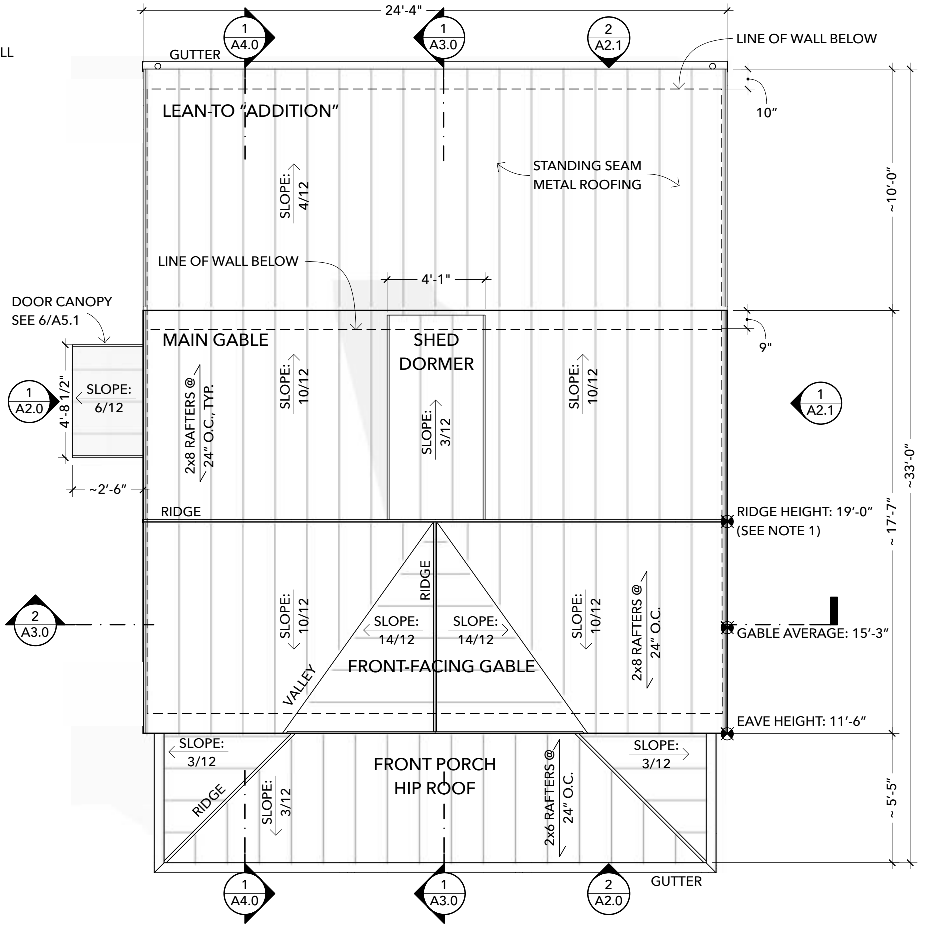
4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.

5. ROOF PITCH AT LEAN-TO ADDITION CAN BE REDUCED TO 3:12. THAT IS CLOSER TO A COMMON HISTORICAL SLOPE (2.5:12, OR 1:5). BEWARE OF POTENTIAL ICE DAMS.



1 BASEMENT / FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



2 ROOF PLAN

SCALE: 1/8" = 1'-0"

FreeFarmhouse

A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	2024-02-29	FIRST EDITION (COMPLETED BOOK)
8	2023-10-26	3RD DRAFT (DESIGNS SYNCRONIZED)
7	2023-08-27	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	2023-04-30	JULIE: 1ST DRAFT (LARGEST VERSION)
+		See A0.1 for more project history and credits

ROOF/FOUNDATION
VARIATION: JULIE
A1.0

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE 1-HR FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. FRAME LARGER OPENINGS FOR POSSIBLE DOORS INTO A FUTURE REAR ADDITION.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIRS AND UPSTAIRS WALLS.

5. AS A MODIFICATION, THE MAIN BODY OF THIS HOUSE CAN BE STRETCHED FROM 16x24 TO 16x32, INCREASING THE TOTAL SIZE BY 280 SQUARE FEET, INCLUDING THE 10x32 ELONGATED REAR ADDITION (THAT CAN ALSO HAVE A MUDROOM / PANTRY). SEE APRIL'S PLANS FOR AN EXAMPLE OF SUCH AN ELONGATED DESIGN VARIATION.

DOORS

Ⓐ	36x84 9-LITE FRONT DOOR
Ⓑ	36x80 4-LITE BACK DOOR
Ⓒ	30x80 5-PANEL INT DOOR
Ⓓ	24x80 1-PANEL INT DOOR
Ⓔ	18x80 LOUVERED INT DOOR
Ⓕ	36x48 SLIDING CLOSET DRS
Ⓗ	32x80 5-PANEL POCKET DR

WINDOWS

①	32x60 DH WINDOW 2/2 DIVIDED LITES
②	24x48 DH WINDOW 2/2 DIVIDED LITES
③	24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.

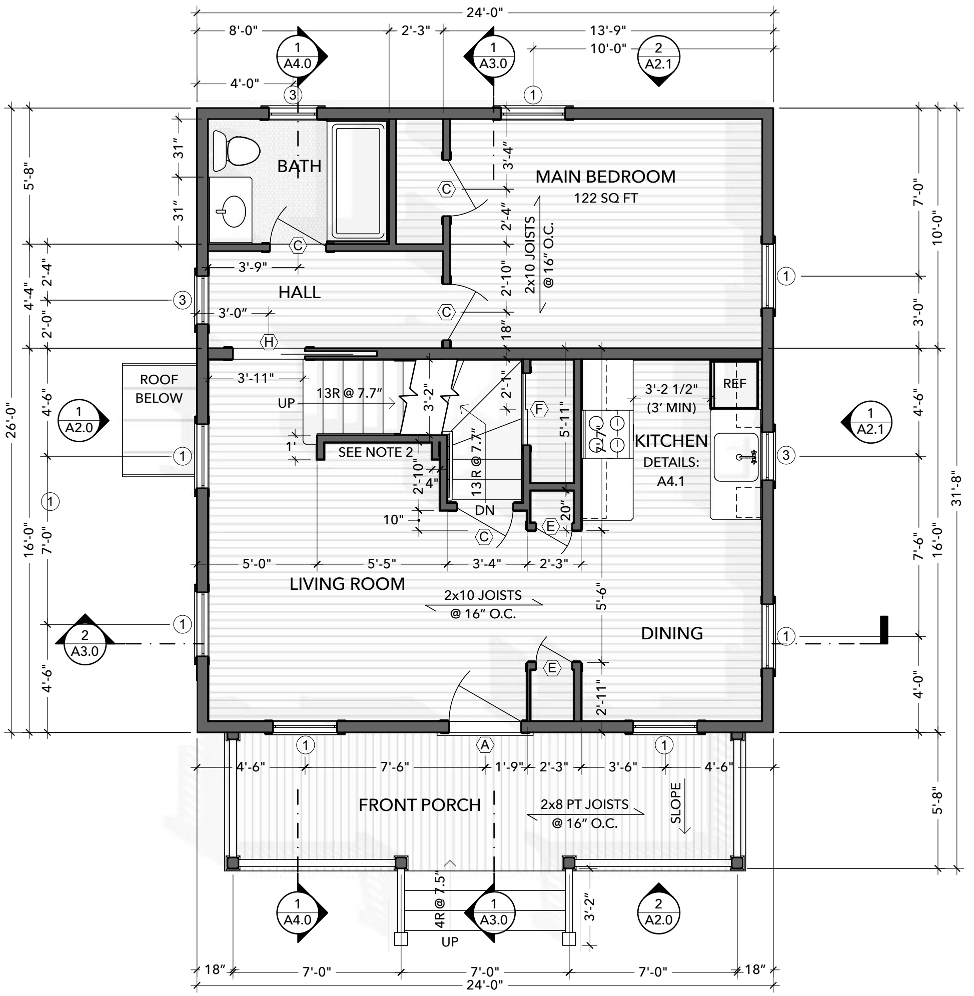
2. CENTER ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

4. UTILITY CLOSET AT STAIRCASE COULD BE USED FOR HVAC, BROOMS, CHEMICALS, ETC.

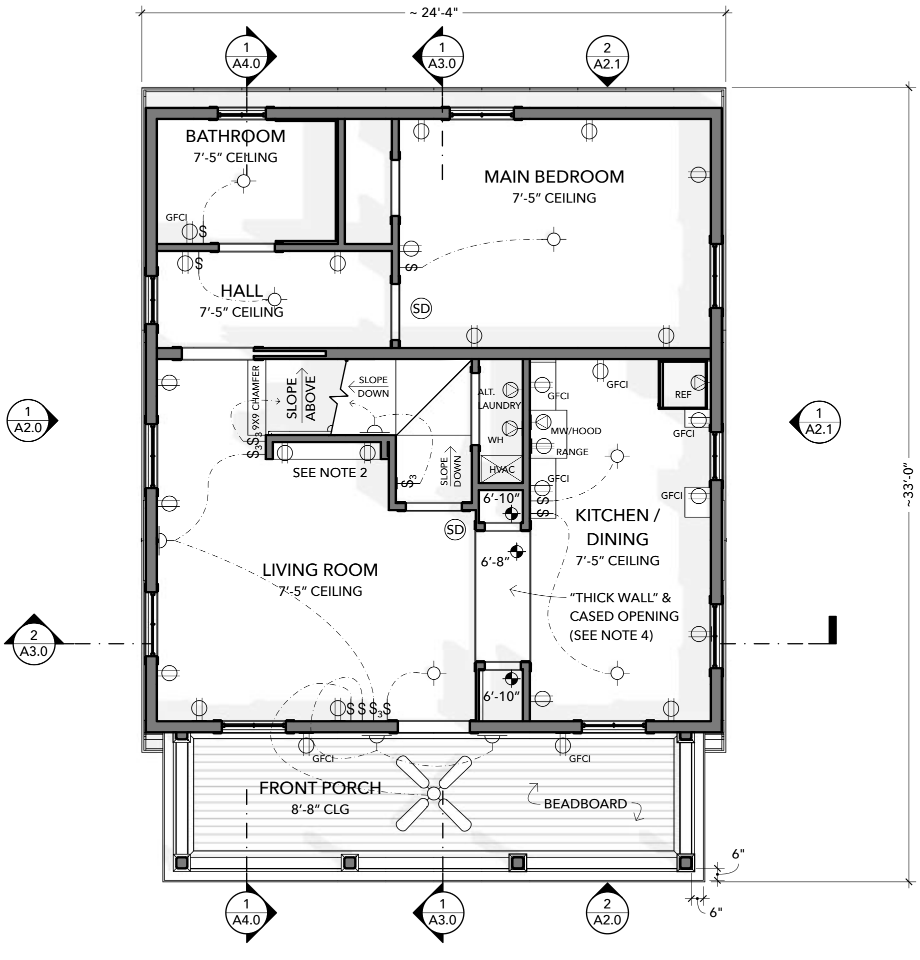
5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.

6. POCKET DOOR TO REAR SUITE CAN BE OMITTED, BUT IT PROVIDES FLEXIBLE PRIVACY.



① DOWNSTAIRS FLOOR PLAN

SCALE: 1/8" = 1'-0"



② DOWNSTAIRS CEILING & ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

FreeFarmhouse

A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	2024-02-29	FIRST EDITION (COMPLETED BOOK)
8	2023-10-26	3RD DRAFT (DESIGNS SYNCRONIZED)
7	2023-08-27	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	2023-04-30	JULIE: 1ST DRAFT (LARGEST VERSION)
+		See A0.1 for more project history and credits

DOWNSTAIRS PLANS
VARIATION: JULIE

A1.1

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5' CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7' MIN CEILING.

5. ALCOVE AT WINDER STAIRS CAN BE A READING BENCH, LINEN CLOSET, SPACE FOR AN HVAC UNIT OR DUCTS, OR CONTAIN HOOKUPS FOR A SMALL LAUNDRY MACHINE.

5. IF THE BEDROOM SIDE WALLS SEEM TOO LOW, YOU MIGHT THICKEN THEM INWARD WITH 4.5-FOOT-HIGH KNEE WALLS. (MORE COMFORTABLE, BUT IT SACRIFICES SPACE.)

DOORS

Ⓐ 36x84 9-LITE FRONT DOOR
Ⓑ 36x80 4-LITE BACK DOOR
Ⓒ 30x80 5-PANEL INT DOOR
Ⓓ 24x80 1-PANEL INT DOOR
Ⓔ 18x80 LOUVERED INT DOOR

WINDOWS

① 32x60 DH WINDOW 2/2 DIVIDED LITES
② 24x48 DH WINDOW 2/2 DIVIDED LITES
③ 24x42 DH WINDOW 2/2 DIVIDED LITES
④ 28x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.

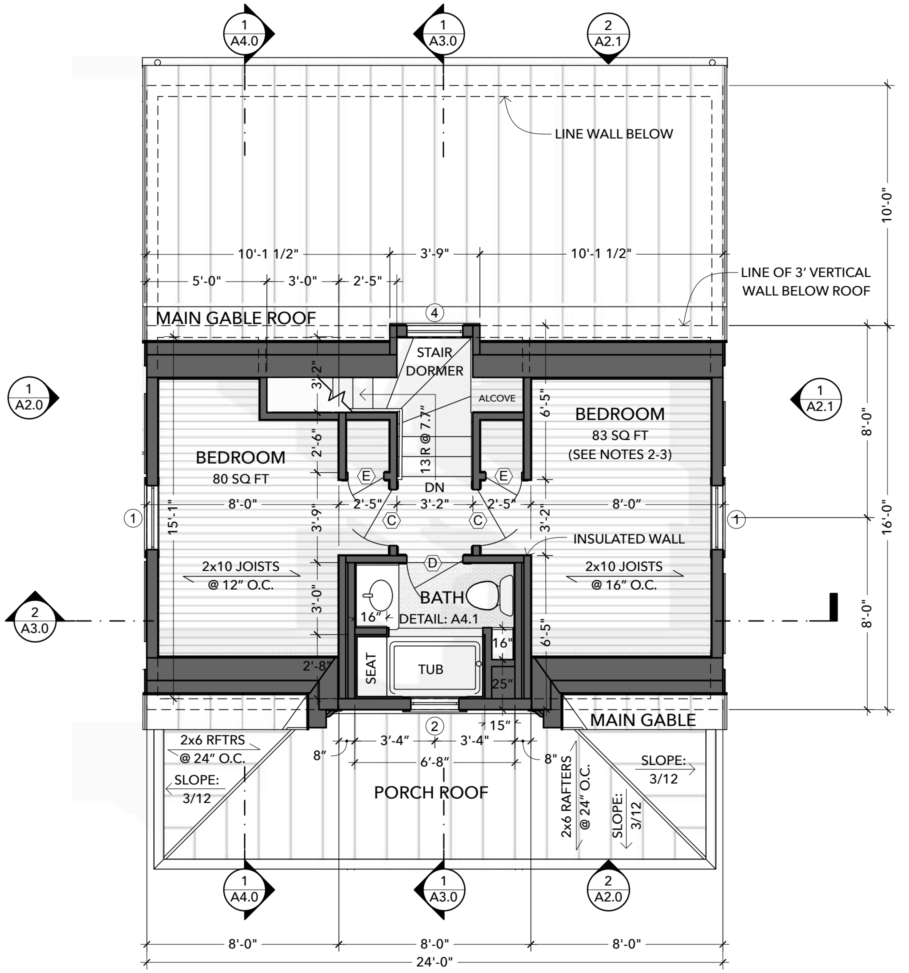
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MINIMUM 30x30-INCH AREA OF SHOWER MUST HAVE A CEILING HEIGHT OVER 6'-8". THEREFORE A LONGER TUB MIGHT BE USED, BUT THE SEAT HELPS PREVENT HEAD BUMPS.

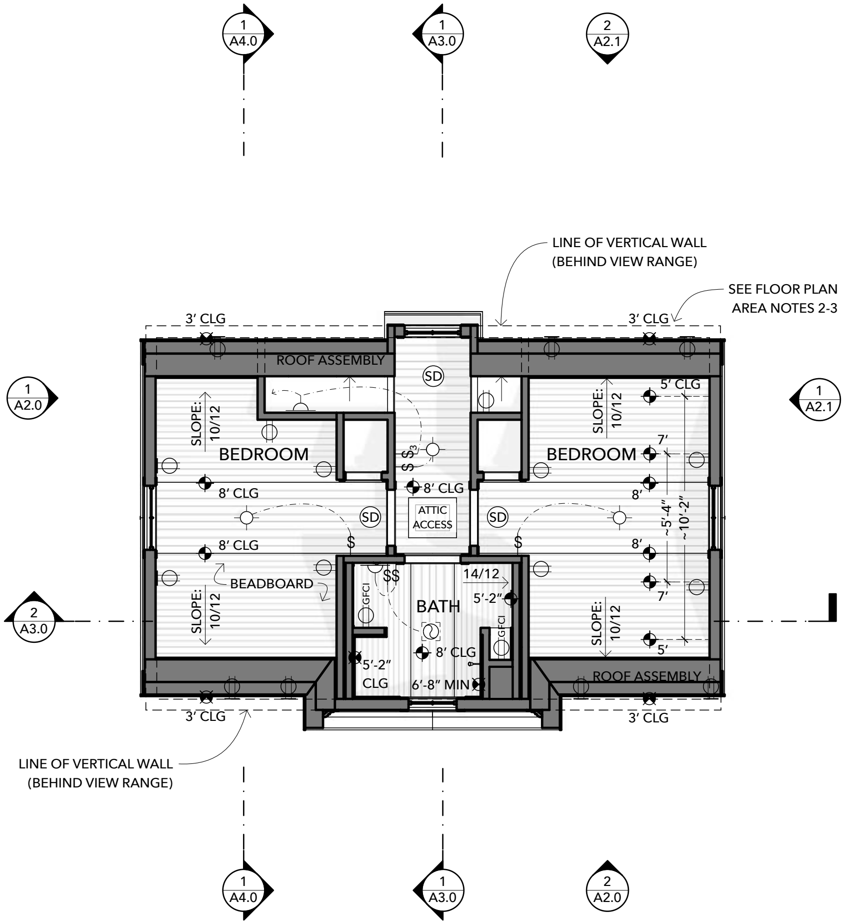
4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5' MINIMUM CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6'-8" AT THE FRONT OF THESE FIXTURES.

5. DORMER IS NEEDED TO MAINTAIN THE 80" MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. ATTIC ACCESS MIGHT BE OMITTED SINCE THE SPACE IS SO SMALL.



① UPSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



② UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

FreeFarmhouse

OPEN-SOURCE ARCHITECTURAL DRAWINGS
You may share, copy, and customize these blueprints.

A DESIGN BY JAY OSBORNE
BACKYARD FARMHOUSE
JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9 2024-02-29 FIRST EDITION (COMPLETED BOOK)
8 2023-10-26 3RD DRAFT (DESIGNS SYNCRONIZED)
7 2023-08-27 ALL: 2ND DRAFTS (REFORMAT PAGES)
4 2023-04-30 JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

UPSTAIRS PLANS
VARIATION: JULIE

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS PROHIBITED.

3. LANDSCAPE WALL DESIGN DEPENDS ON SITE-SPECIFIC FACTORS. RAILING MAY BE REQUIRED UNLESS DENSE LANDSCAPING (I.E. LARGE SHRUBS AT TOP) BLOCKS FALLS MORE THAN 30". AVOID TALL WALLS IF POSSIBLE (TO MAKE IT SEEM MORE NATURAL).

4. ROOF PITCH AT LEAN-TO ADDITION CAN BE REDUCED TO 3:12, WHICH IS CLOSER TO COMMON HISTORICAL SLOPES (2.5:12 OR 1:5) BUT CAN LIMIT ROOFING OPTIONS.

5. 48x84 GARAGE DOORS (WITH 3 LITES AND CROSS BRACING BELOW) CAN BE CUT INTO 21" SEGMENTS AND CONVERTED INTO ROLL-UP DOORS, IF THAT IS PREFERRED.

6. FOUNDATION SHOULD NOT PROTRUDE OUTWARD BEYOND SIDING MATERIALS.

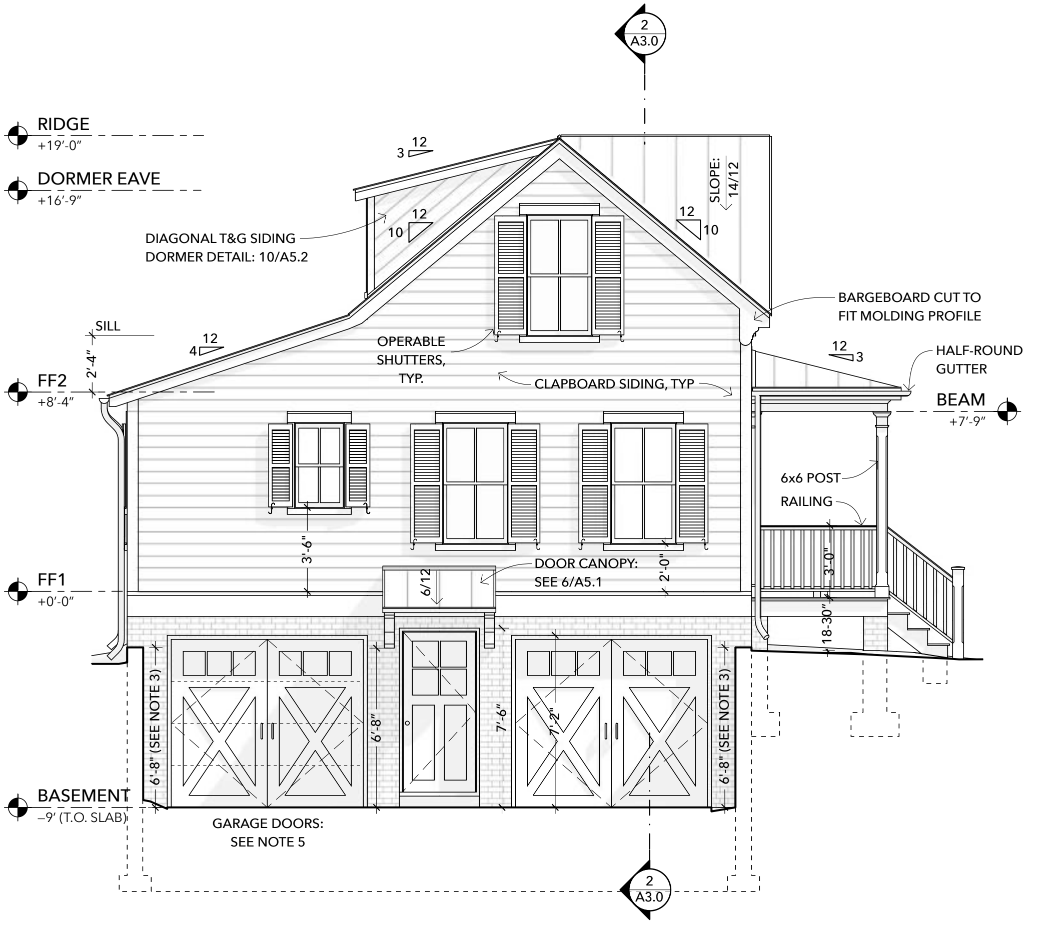
7. **DOOR**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

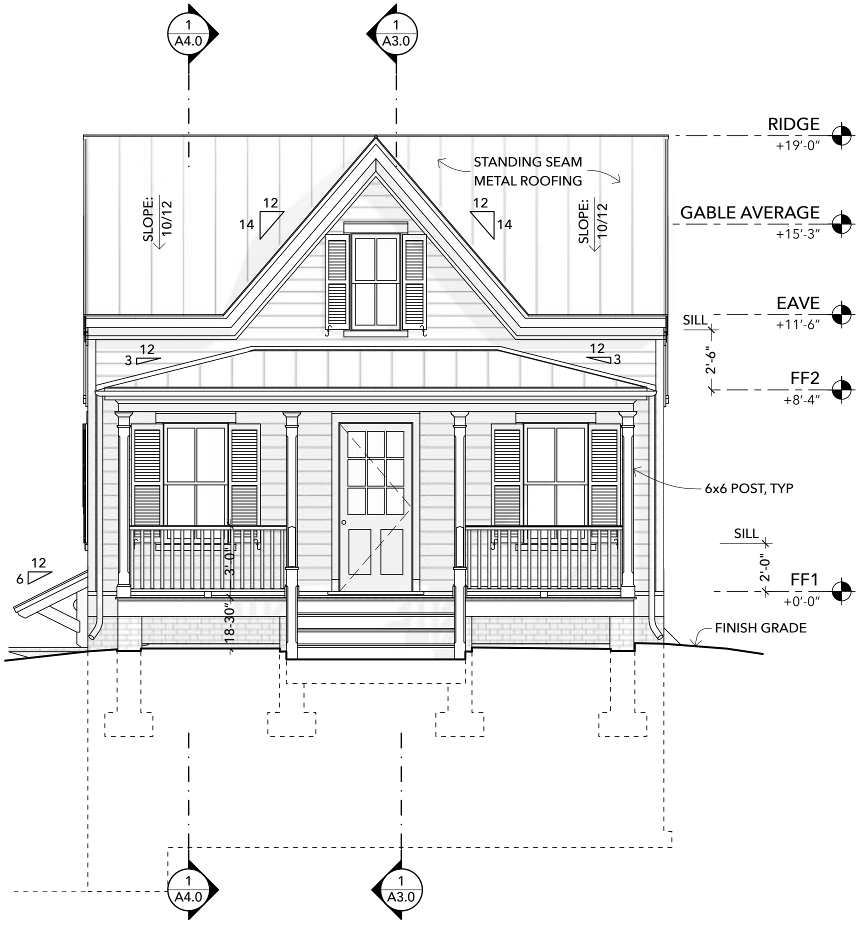
10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① WEST ELEVATION

SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"

FreeFarmhouse

OPEN-SOURCE ARCHITECTURAL DRAWINGS

A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

FRONT ELEVATIONS
VARIATION: JULIE
A2.0

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

4. FOR FLOORS HIGH ABOVE GROUND, WINDOW SILLS MUST BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

6. FOUNDATION SHOULD NOT PROTRUDE OUTWARD BEYOND SIDING MATERIALS.

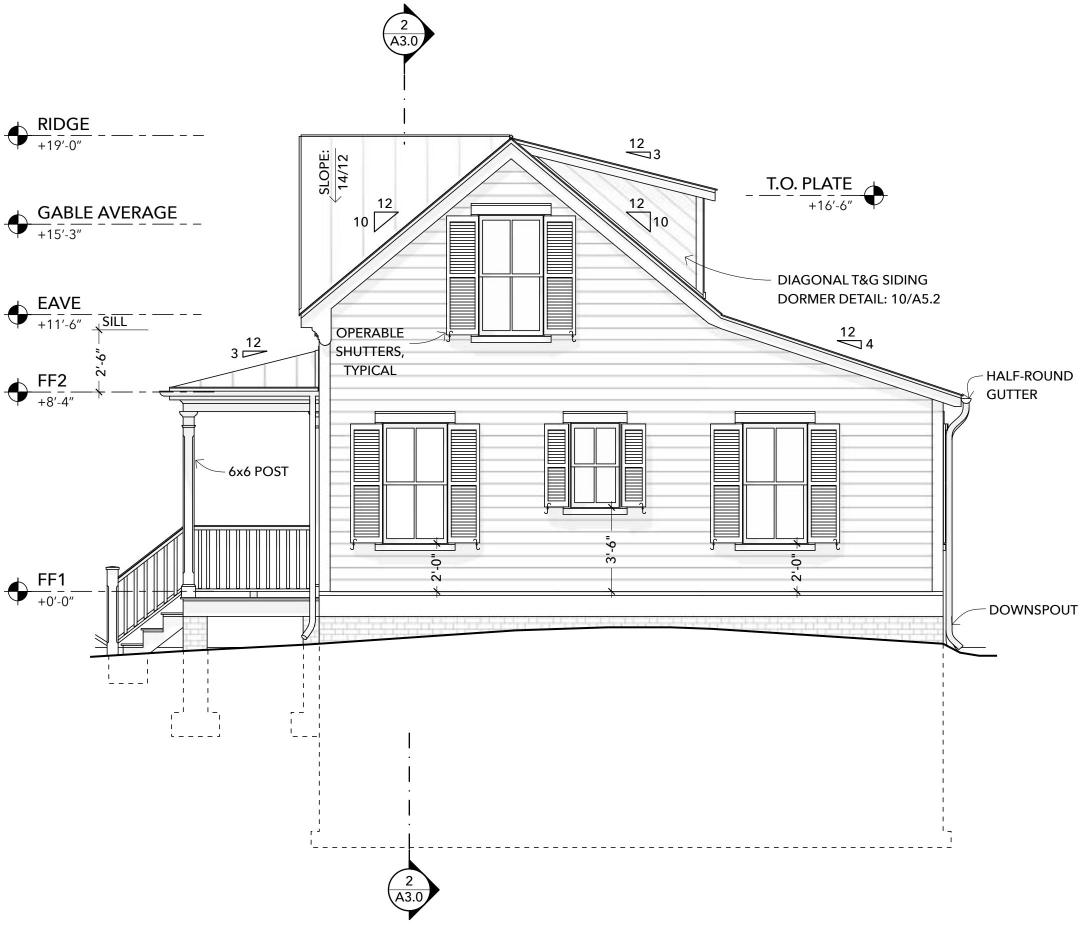
7. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

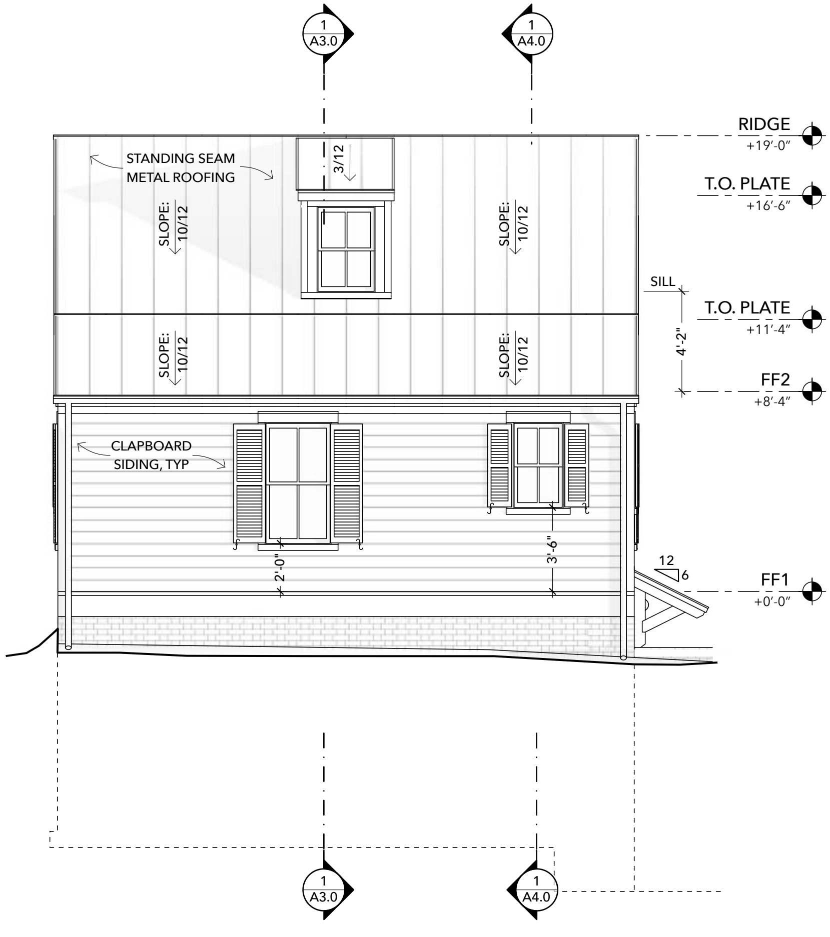
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① EAST ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

A DESIGN BY JAY OSBORNE
BACKYARD FARMHOUSE
JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	**2023-04-30**	JULIE: 1ST DRAFT (LARGEST VERSION)
+		See A0.1 for more project history and credits

REAR ELEVATIONS
VARIATION: JULIE
A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

4. YOU COULD REDUCE THE BUILDING HEIGHT (BY 9-15") USING UNCONVENTIONAL ASSEMBLIES, LIKE 4x8 FLOOR JOISTS OR MORE EXPENSIVE INSULATION IN THE ROOF.

5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

6. CHAMFERS ARE USED TO MAINTAIN 80" MIN HEAD CLEARANCE AT THE STAIRCASE.

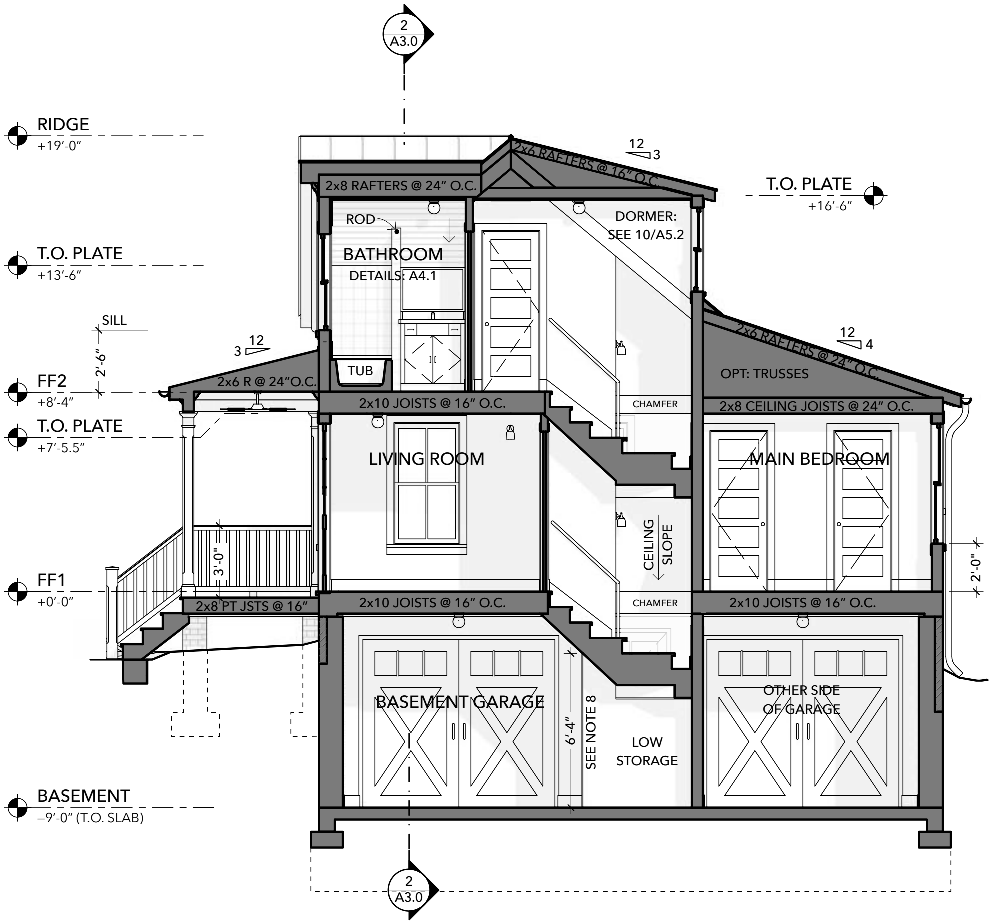
7. RAISED PLATFORM AT DOOR MAKES IT EASIER TO RENOVATE THE GARAGE INTO AN OFFICE OR APARTMENT. IT'S ALSO NEEDED FOR HEADROOM UNDER THE STAIRS.

8. WALL EXTENSIONS ENSURE 6'-4" MIN HEADROOM AT PARKING SPOT BELOW STAIR.

9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL, WHICH IS MUCH MORE COMFORTABLE. YET THAT ELIMINATES A LARGE AMOUNT OF USABLE SPACE WITHIN THE BEDROOMS.

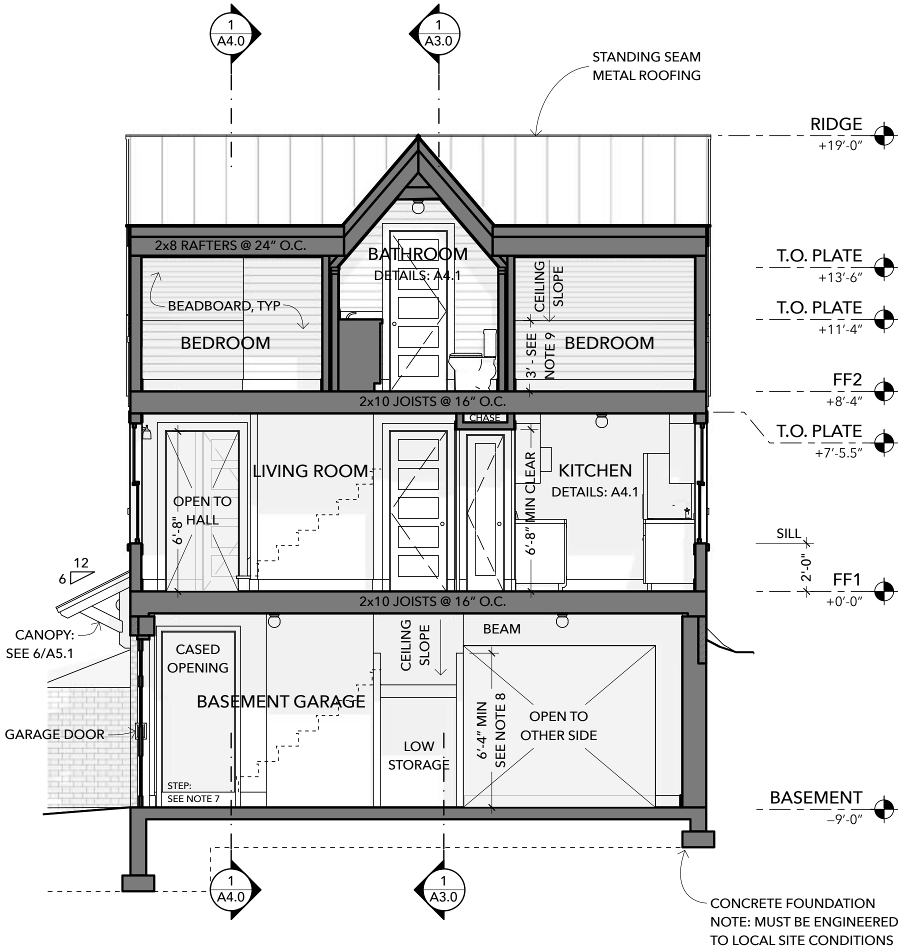
10. ROOF INSULATION THICKNESS (ABOUT 10") ASSUMES AN UNVENTED ASSEMBLY THAT WORKS IN MOST OF THE U.S. (FOR ROOF ASSEMBLY OPTIONS, SEE: A5.0)

11. ATTIC ACCESS IS PROBABLY NOT NECESSARY BECAUSE THE SPACE IS SO SMALL.



① TRANSVERSE SECTION

SCALE: 1/8" = 1'-0"



② LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"

FreeFarmhouse

A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	2024-02-29	FIRST EDITION (COMPLETED BOOK)
8	2023-10-26	3RD DRAFT (DESIGNS SYNCRONIZED)
7	2023-08-27	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	2023-04-30	JULIE: 1ST DRAFT (LARGEST VERSION)
+	See A0.1 for more project history and credits	

SECTION VIEWS
VARIATION: JULIE
A3.0

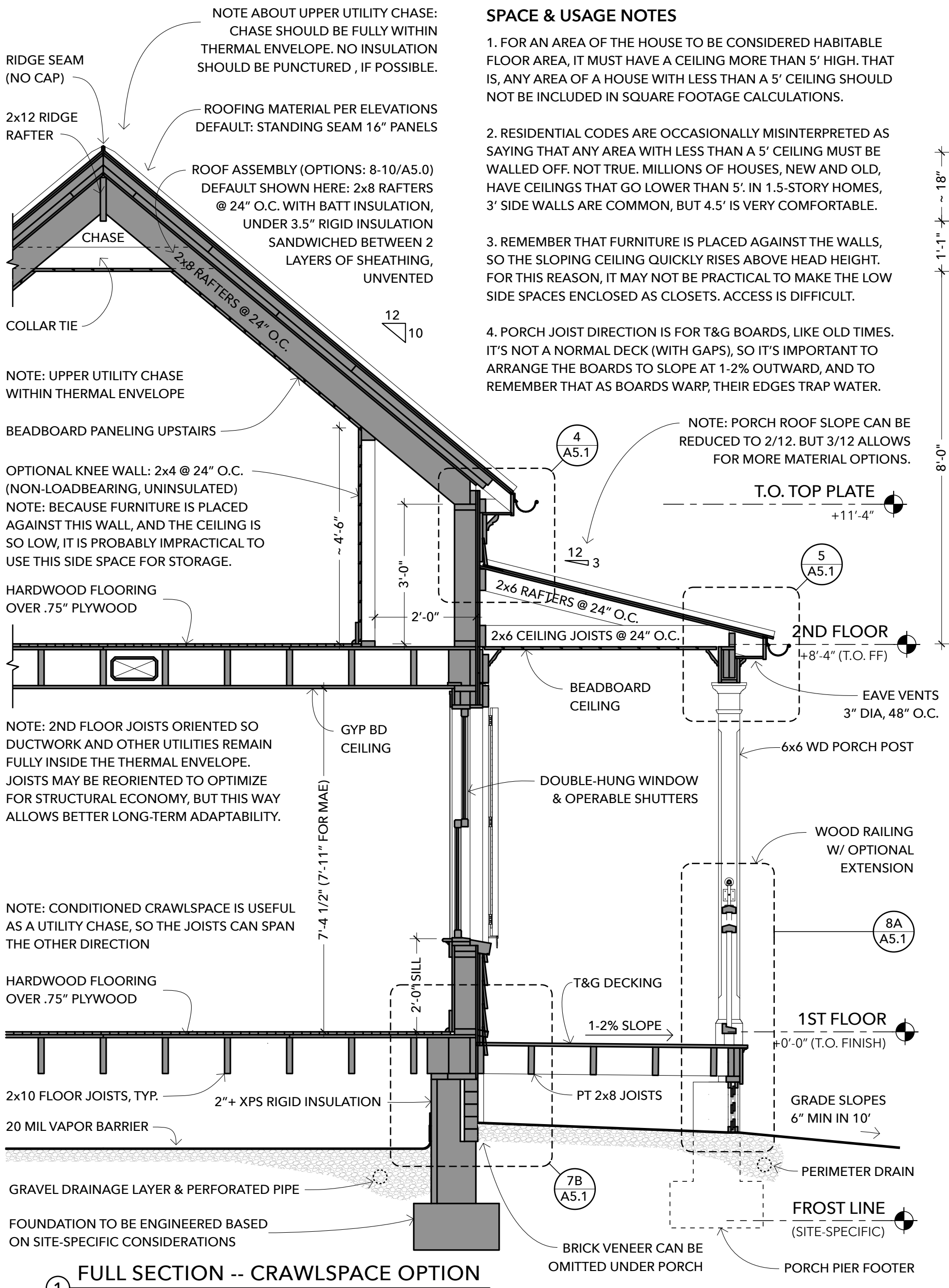
SPACE & USAGE NOTES

1. FOR AN AREA OF THE HOUSE TO BE CONSIDERED HABITABLE FLOOR AREA, IT MUST HAVE A CEILING MORE THAN 5' HIGH. THAT IS, ANY AREA OF A HOUSE WITH LESS THAN A 5' CEILING SHOULD NOT BE INCLUDED IN SQUARE FOOTAGE CALCULATIONS.

2. RESIDENTIAL CODES ARE OCCASIONALLY MISINTERPRETED AS SAYING THAT ANY AREA WITH LESS THAN A 5' CEILING MUST BE WALLED OFF. NOT TRUE. MILLIONS OF HOUSES, NEW AND OLD, HAVE CEILINGS THAT GO LOWER THAN 5'. IN 1.5-STORY HOMES, 3' SIDE WALLS ARE COMMON, BUT 4.5' IS VERY COMFORTABLE.

3. REMEMBER THAT FURNITURE IS PLACED AGAINST THE WALLS, SO THE SLOPING CEILING QUICKLY RISES ABOVE HEAD HEIGHT. FOR THIS REASON, IT MAY NOT BE PRACTICAL TO MAKE THE LOW SIDE SPACES ENCLOSED AS CLOSETS. ACCESS IS DIFFICULT.

4. PORCH JOIST DIRECTION IS FOR T&G BOARDS, LIKE OLD TIMES. IT'S NOT A NORMAL DECK (WITH GAPS), SO IT'S IMPORTANT TO ARRANGE THE BOARDS TO SLOPE AT 1-2% OUTWARD, AND TO REMEMBER THAT AS BOARDS WARP, THEIR EDGES TRAP WATER.


NOTE ABOUT UPPER UTILITY CHASE: CHASE SHOULD BE FULLY WITHIN THERMAL ENVELOPE. NO INSULATION SHOULD BE PUNCTURED , IF POSSIBLE.
RIDGE SEAM (NO CAP)
2x12 RIDGE RAFTER
ROOFING MATERIAL PER ELEVATIONS DEFAULT: STANDING SEAM 16" PANELS
ROOF ASSEMBLY (OPTIONS: 8-10/A5.0) DEFAULT SHOWN HERE: 2x8 RAFTERS @ 24" O.C. WITH BATT INSULATION, UNDER 3.5" RIGID INSULATION SANDWICHED BETWEEN 2 LAYERS OF SHEATHING, UNVENTED
CHASE
2x8 RAFTERS @ 24" O.C.
COLLAR TIE
12
10
NOTE: UPPER UTILITY CHASE WITHIN THERMAL ENVELOPE
BEADBOARD PANELING UPSTAIRS
4
A5.1
NOTE: PORCH ROOF SLOPE CAN BE REDUCED TO 2/12. BUT 3/12 ALLOWS FOR MORE MATERIAL OPTIONS.
OPTIONAL KNEE WALL: 2x4 @ 24" O.C. (NON-LOADBEARING, UNINSULATED) NOTE: BECAUSE FURNITURE IS PLACED AGAINST THIS WALL, AND THE CEILING IS SO LOW, IT IS PROBABLY IMPRACTICAL TO USE THIS SIDE SPACE FOR STORAGE.
~ 4'-6"
3'-0"
2'-0"
T.O. TOP PLATE
+11'-4"
12
3
5
A5.1
HARDWOOD FLOORING OVER .75" PLYWOOD
2x6 RAFTERS @ 24" O.C.
2x6 CEILING JOISTS @ 24" O.C.
2ND FLOOR
+8'-4" (T.O. FF)
BEADBOARD CEILING
EAVE VENTS 3" DIA, 48" O.C.
NOTE: 2ND FLOOR JOISTS ORIENTED SO DUCTWORK AND OTHER UTILITIES REMAIN FULLY INSIDE THE THERMAL ENVELOPE. JOISTS MAY BE REORIENTED TO OPTIMIZE FOR STRUCTURAL ECONOMY, BUT THIS WAY ALLOWS BETTER LONG-TERM ADAPTABILITY.
GYP BD CEILING
6x6 WD PORCH POST
DOUBLE-HUNG WINDOW & OPERABLE SHUTTERS
7'-4 1/2" (7'-11" FOR MAE)
WOOD RAILING W/ OPTIONAL EXTENSION
NOTE: CONDITIONED CRAWLSPACE IS USEFUL AS A UTILITY CHASE, SO THE JOISTS CAN SPAN THE OTHER DIRECTION
8A
A5.1
2'-0" SILL
HARDWOOD FLOORING OVER .75" PLYWOOD
T&G DECKING
1-2% SLOPE
1ST FLOOR
+0'-0" (T.O. FINISH)
2x10 FLOOR JOISTS, TYP.
2"+ XPS RIGID INSULATION
PT 2x8 JOISTS
GRADE SLOPES 6" MIN IN 10'
20 MIL VAPOR BARRIER
PERIMETER DRAIN
GRAVEL DRAINAGE LAYER & PERFORATED PIPE
7B
A5.1
FROST LINE
(SITE-SPECIFIC)
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC CONSIDERATIONS
BRICK VENEER CAN BE OMITTED UNDER PORCH
PORCH PIER FOOTER

① FULL SECTION -- CRAWLSPACE OPTION

SCALE: 1/4" = 1'-0" SIMILAR FOR MAE & JULIE

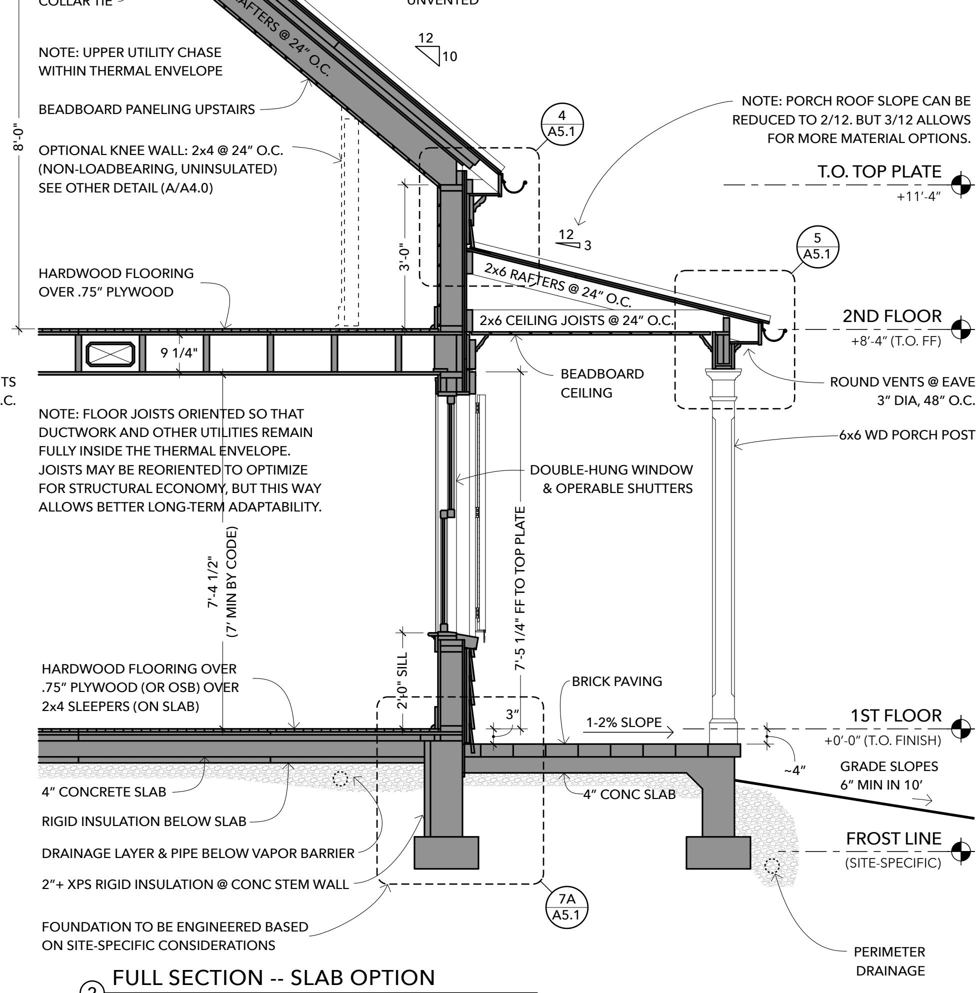
STRUCTURE & INSULATION NOTES

1. FLOOR JOIST ALIGNMENT ASSUMES DUCTWORK, BUT CAN BE REORIENTED IF YOU USE A DUCTLESS SYSTEM, LIKE A MINISPLIT. BUT IF THAT DECISION IS NOT MADE EARLY IN THE PROCESS, THIS STRUCTURAL ARRANGEMENT PREVENTS UGLY AFTERTHOUGHTS.

2. NOTE THE INSULATION AT THE TOP OF THE GABLE. CHASE SHOULD BE LOCATED FULLY INSIDE THE THERMAL ENVELOPE. WHEREVER POSSIBLE, DO NOT POKE HOLES IN THE INSULATION.

3. FOR MORE WALL INSULATION, AND FOR A THERMAL BREAK, ADD 2+ LAYERS OF RIGID INSULATION (STAGGERED, WITH TAPED SEAMS) OUTBOARD OF THE EXTERIOR SHEATHING. THICKNESS SHOULD REFLECT DEW POINT AND BUILDING CLIMATE ZONE.

4. ADD THERMAL BREAKS AT THE SLAB IF POSSIBLE. CONSIDER AN INSULATION WING, IF THE FOUNDATION MUST BE DEEPER.


NOTE ABOUT UPPER UTILITY CHASE: CHASE SHOULD BE FULLY WITHIN THERMAL ENVELOPE. NO INSULATION SHOULD BE PUNCTURED , IF POSSIBLE.
RIDGE SEAM (NO CAP)
2x12 RIDGE RAFTER
ROOFING MATERIAL PER ELEVATIONS DEFAULT: STANDING SEAM 16" PANELS
~ 18"
ROOF ASSEMBLY (OPTIONS: 8-10/A5.0) DEFAULT SHOWN HERE: 2x8 RAFTERS @ 24" O.C. WITH BATT INSULATION, UNDER 3.5" RIGID INSULATION SANDWICHED BETWEEN 2 LAYERS OF SHEATHING, UNVENTED
1'-1"
CHASE
2x8 RAFTERS @ 24" O.C.
COLLAR TIE
12
10
NOTE: UPPER UTILITY CHASE WITHIN THERMAL ENVELOPE
BEADBOARD PANELING UPSTAIRS
8'-0"
4
A5.1
NOTE: PORCH ROOF SLOPE CAN BE REDUCED TO 2/12. BUT 3/12 ALLOWS FOR MORE MATERIAL OPTIONS.
OPTIONAL KNEE WALL: 2x4 @ 24" O.C. (NON-LOADBEARING, UNINSULATED) SEE OTHER DETAIL (A/A4.0)
T.O. TOP PLATE
+11'-4"
3'-0"
12
3
5
A5.1
HARDWOOD FLOORING OVER .75" PLYWOOD
2x6 RAFTERS @ 24" O.C.
2x6 CEILING JOISTS @ 24" O.C.
2ND FLOOR
+8'-4" (T.O. FF)
9 1/4"
BEADBOARD CEILING
ROUND VENTS @ EAVE 3" DIA, 48" O.C.
NOTE: FLOOR JOISTS ORIENTED SO THAT DUCTWORK AND OTHER UTILITIES REMAIN FULLY INSIDE THE THERMAL ENVELOPE. JOISTS MAY BE REORIENTED TO OPTIMIZE FOR STRUCTURAL ECONOMY, BUT THIS WAY ALLOWS BETTER LONG-TERM ADAPTABILITY.
6x6 WD PORCH POST
DOUBLE-HUNG WINDOW & OPERABLE SHUTTERS
7'-4 1/2" (7' MIN BY CODE)
7'-5 1/4" FF TO TOP PLATE
2'-0" SILL
HARDWOOD FLOORING OVER .75" PLYWOOD (OR OSB) OVER 2x4 SLEEPERS (ON SLAB)
BRICK PAVING
3"
1-2% SLOPE
1ST FLOOR
+0'-0" (T.O. FINISH)
~4"
GRADE SLOPES 6" MIN IN 10'
4" CONCRETE SLAB
4" CONC SLAB
RIGID INSULATION BELOW SLAB
FROST LINE
(SITE-SPECIFIC)
DRAINAGE LAYER & PIPE BELOW VAPOR BARRIER
2"+ XPS RIGID INSULATION @ CONC STEM WALL
7A
A5.1
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC CONSIDERATIONS
PERIMETER DRAINAGE

② FULL SECTION -- SLAB OPTION

SCALE: 1/4" = 1'-0" APRIL (JUNE IS SIMILAR)

FreeFarmhouse

A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

9	2024-02-29	FIRST EDITION (COMPLETED BOOK)
8	2023-10-26	3RD DRAFT (DESIGNS SYNCRONIZED)
7	2023-08-27	ALL: 2ND DRAFTS (REFORMAT PAGES)
1	2022-11-30	FIRST PRESENTATION (SCHEMATIC)
+	See A0.1 for more project history and credits	

FULL WALL SECTION DETAILS

A4.0

FIXTURES

X-00	REFRIGERATOR
X-02	KITCHEN SINK
X-04	RANGE / OVEN
X-06	MICROWAVE HOOD
X-08	WATER FAUCET
X-12	STOVE/OVEN
X-16	KIT. BASE CABINETS
X-18	KIT. WALL CABINETS
X-20	TOILET
X-26	BATHROOM VANITY
X-28	30x48 BATHTUB

FINISHES

F-50	KITCHEN COUNTERTOP
F-52	BATH COUNTERTOP
F-60	HARDWOOD FLOOR
F-62	BATH FLOOR TILE
F-64	SHOWER WALL TILE
F-68	BASEBOARD MOLDING
F-72	INT OPENING CASING
F-74	BEADBOARD

KITCHEN NOTES

1. THIS KITCHEN DESIGN IS ESSENTIALLY THE SAME FOR ALL OF THE FOUR DESIGN VARIATIONS. FOR APRIL'S ELONGATED CONFIGURATION, IT'S EASY TO REORGANIZE THE LAYOUT. FOR JULIE'S COMPACT CONFIGURATION, THE CLEARANCES ARE AS TIGHT AS POSSIBLE.

2. EVEN IF NO WINDOW IS PLACED ON THE REAR WALL, IT IS RECOMMENDED TO FRAME IT WITH AN OPENING THAT COULD BE A FUTURE DOOR TO A REAR ADDITION. THE ADDITION COULD HAVE A PANTRY OR UTILITY RM. (NOTE: DOES NOT APPLY TO JULIE'S VARIATION.)

KITCHEN CABINETS

	D x W x H	TYPE	QTY
BASE	24x30x30	DRWRS/DOORS	1
	24x24x30	DRWRS/DOORS	1
	24x24x30	SINK/2-DOOR	1
	24x18x30	DRWR/DOOR	1
	24x12x30	DRAWERS	1
WALL	12x30x30	2-DOORS	1
	12x24x30	2-DOORS	1
	12x15x30	1-DOOR	1
	12x9x30	1-DOOR	1
	12x24x12	2-DOORS	2

BATHROOM NOTES

1. THESE BATHROOM DETAILS ARE ONLY FOR THE APRIL, MAE, & JULIE DESIGN VARIATIONS. IN JUNE (AND JULIE'S BEDROOM SUITE), IT'S SO ORDINARY THAT NO DETAILS ARE NEEDED.

2. WITH EVERY DETAIL, ASSUME A SYMMETRICAL CONFIGURATION WHEREVER PRACTICAL.

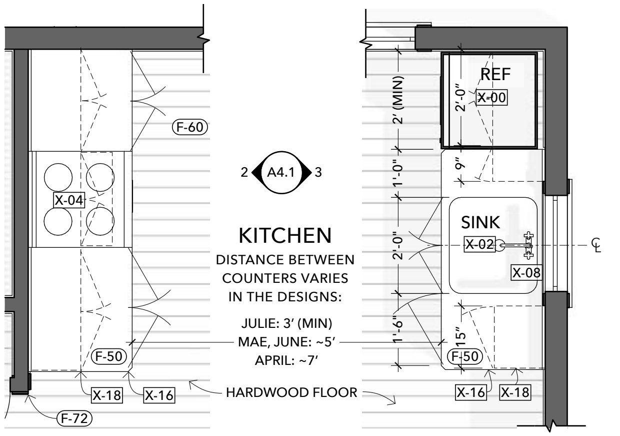
3. DOUBLE STUD WALLS COULD INCLUDE NICHES AND MEDICINE CABINETS FOR STORAGE.

4. SHOWER SEAT SHOULD BE CONSTRUCTED FROM A SINGLE SLAB OF MATERIAL (SIMILAR TO A COUNTERTOP). THIS SIGNIFICANTLY HELPS TO REDUCE LONG-TERM MAINTENANCE.

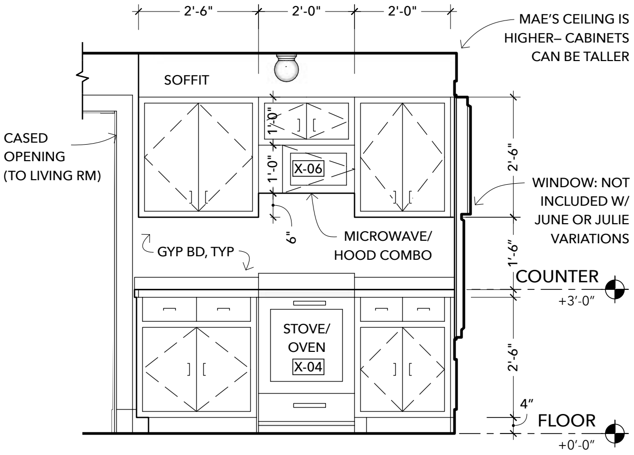
5. BY CODE, THE CEILING CAN BE NO LOWER THAN 5' AT THE BACK OF THE TOILET OR SINK. AT THE FRONT OF THOSE FIXTURES, THE CEILING MUST BE 80" MINIMUM.

6. SHOWER AREA MUST HAVE AN 80" MINIMUM CEILING FOR A 30"x30" (MIN) FLOOR AREA. SHOWER SEAT IS NOT MANDATORY, BUT IT REDUCES HEAD BUMPING AT THE LOW CEILING.

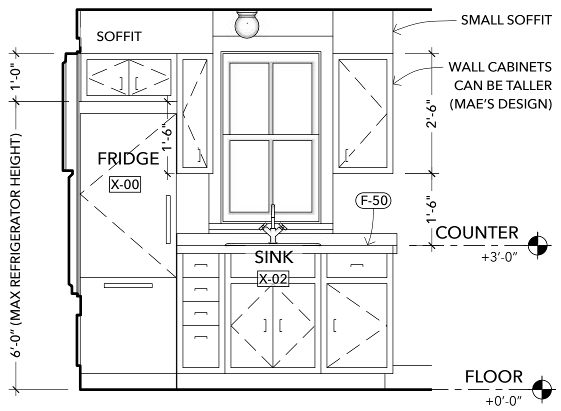
7. RECESSED LIGHT AND FAN SHOULD BE SYNCHRONOUS. THE FAN SHOULD BE VERY QUIET.



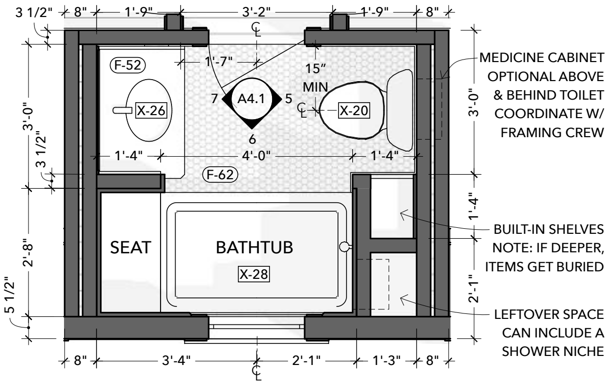
① KITCHEN DETAIL PLAN
SCALE: 1/4" = 1'-0" SAME FIXTURE LAYOUT IN ALL 4 DESIGNS



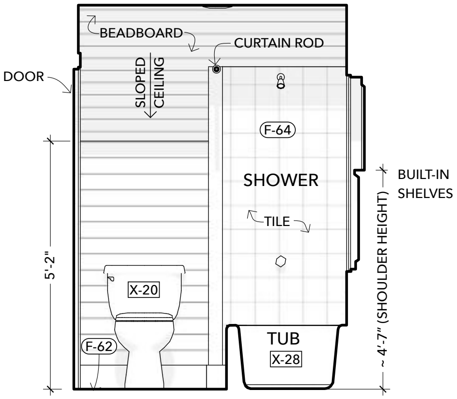
② KITCHEN INTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0" ALL 4 DESIGNS



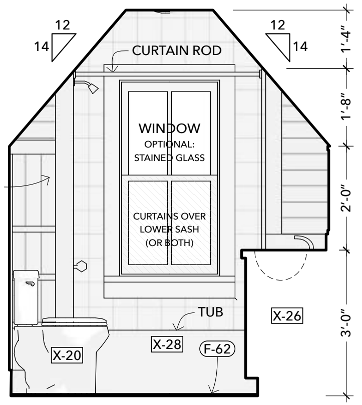
③ KITCHEN INTERIOR ELEVATION 2
SCALE: 1/4" = 1'-0" ALL 4 DESIGNS


3 1/2"
8"
1'-9"
3'-2"
℄
1'-9"
8"
F-52
1'-7"
15" MIN
X-26
7
A4.1
5
6
X-20
3'-0"
3 1/2"
1'-4"
4'-0"
1'-4"
F-62
2'-8"
SEAT
BATHTUB
X-28
5 1/2"
8"
3'-4"
℄
2'-1"
1'-3"
8"
3'-0"
1'-4"
2'-1"
MEDICINE CABINET OPTIONAL ABOVE & BEHIND TOILET COORDINATE W/ FRAMING CREW
BUILT-IN SHELVES NOTE: IF DEEPER, ITEMS GET BURIED
LEFTOVER SPACE CAN INCLUDE A SHOWER NICHE

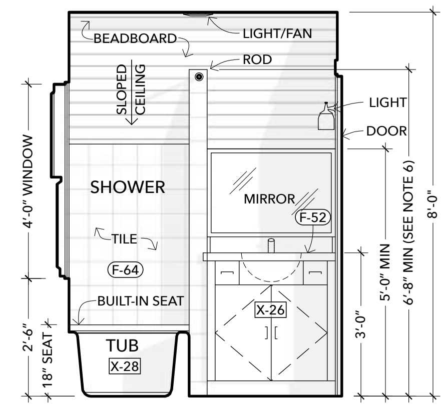
④ UPSTAIRS BATHROOM DETAIL PLAN
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



⑤ BATHROOM ELEVATION 1
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



⑥ BATHROOM ELEVATION 2
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



⑦ BATHROOM ELEVATION 3
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE

FreeFarmhouse

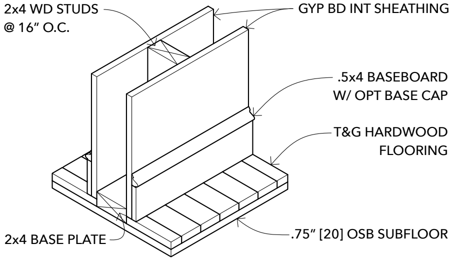
A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

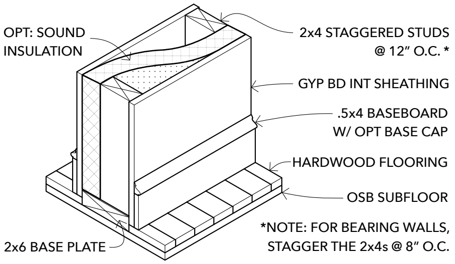
DETAILS: ALL VARIATIONS

9 2024-02-29 FIRST EDITION (COMPLETED BOOK)
8 2023-10-26 3RD DRAFT (DESIGNS SYNCRONIZED)
7 2023-08-27 ALL: 2ND DRAFTS (REFORMAT PAGES)
1 2022-11-30 FIRST PRESENTATION (SCHEMATIC)
+ See A0.1 for more project history and credits

KITCHEN & BATH DETAILS

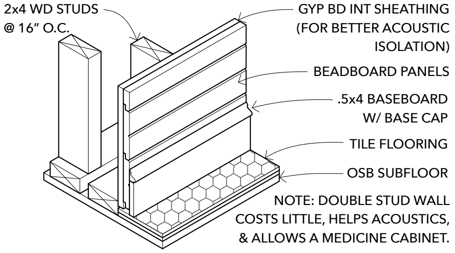


① TYPICAL INTERIOR WALL DETAIL
SCALE: 3/4" = 1'-0"



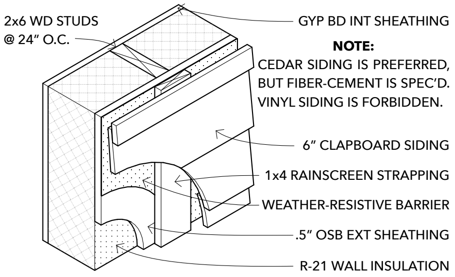
*NOTE: FOR BEARING WALLS, STAGGER THE 2x4s @ 8" O.C.

② 2x6 INTERIOR WALL DETAIL
SCALE: 3/4" = 1'-0" MAE OFFICE, JULIE SUITE


2x4 WD STUDS @ 16" O.C.
GYP BD INT SHEATHING (FOR BETTER ACOUSTIC ISOLATION)
BEADBOARD PANELS
.5x4 BASEBOARD W/ BASE CAP
TILE FLOORING
OSB SUBFLOOR

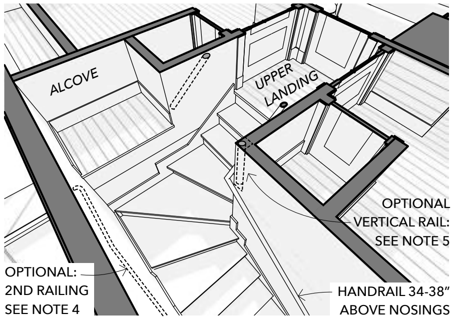
NOTE: DOUBLE STUD WALL COSTS LITTLE, HELPS ACOUSTICS, & ALLOWS A MEDICINE CABINET.

③ BATHROOM WALL DETAIL
SCALE: 3/4" = 1'-0"

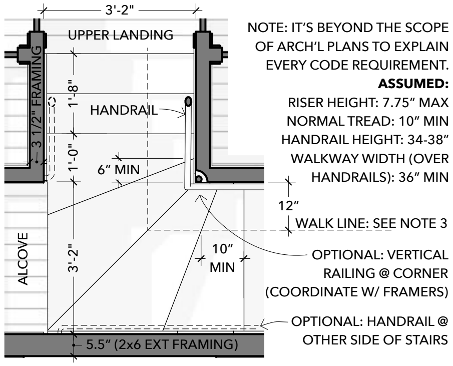


NOTE: CEDAR SIDING IS PREFERRED, BUT FIBER-CEMENT IS SPEC'D. VINYL SIDING IS FORBIDDEN.

④ TYPICAL EXTERIOR WALL DETAIL
SCALE: 3/4" = 1'-0"


ALCOVE
UPPER LANDING
OPTIONAL VERTICAL RAIL: SEE NOTE 5
OPTIONAL: 2ND RAILING SEE NOTE 4
HANDRAIL 34-38" ABOVE NOSINGS

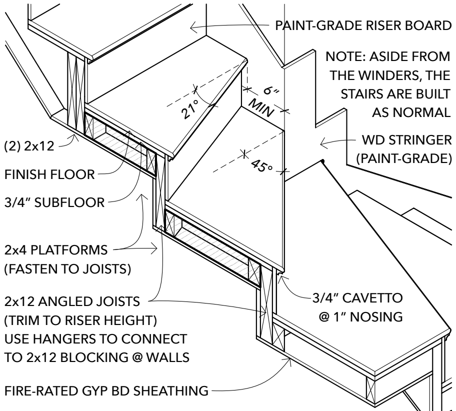
⑤ WINDER STAIR PERSPECTIVE
NO SCALE MAE, JULIE



NOTE: IT'S BEYOND THE SCOPE OF ARCH'L PLANS TO EXPLAIN EVERY CODE REQUIREMENT.

ASSUMED:
RISER HEIGHT: 7.75" MAX
NORMAL TREAD: 10" MIN
HANDRAIL HEIGHT: 34-38"
WALKWAY WIDTH (OVER HANDRAILS): 36" MIN

⑥ WINDER STAIR DETAIL PLAN
SCALE: 1/4" = 1'-0" MAE, JULIE


PAINT-GRADE RISER BOARD
21°
6" MIN
45°
(2) 2x12
FINISH FLOOR
3/4" SUBFLOOR
WD STRINGER (PAINT-GRADE)
2x4 PLATFORMS (FASTEN TO JOISTS)
2x12 ANGLED JOISTS (TRIM TO RISER HEIGHT) USE HANGERS TO CONNECT TO 2x12 BLOCKING @ WALLS
3/4" CAVETTO @ 1" NOSING
FIRE-RATED GYP BD SHEATHING

NOTE: ASIDE FROM THE WINDERS, THE STAIRS ARE BUILT AS NORMAL

⑦ WINDER STAIR SECTION DETAIL
SCALE: 1/2" = 1'-0" MAE, JULIE

← WINDER STAIR NOTES

1. WINDER STAIRS ARE MUCH MORE HEAVILY REGULATED THAN IN THE PAST, SO THEY ARE SAFER AND MORE CONVENIENT. YET THEY DON'T SAVE AS MUCH SPACE. STILL, THEY MIGHT BE NEEDED FOR THE HEAD CLEARANCE (80" MINIMUM) AT THE STAIRCASE.

2. CODE REQUIREMENTS ARE DIFFERENT IN THE US AND CANADA. IN CANADA, IT'S USUALLY EASY AND STRAIGHTFORWARD TO MAKE WINDERS THE OLD WAY– NARROWING TO A POINT. BUT THIS DESIGN FOLLOWS THE MORE RESTRICTIVE NEW CODES IN THE US.

3. STATE CODES OFTEN REQUIRE A 6" TREAD AT THE NARROWEST, AND AT LEAST 10" AT THE *WALK LINE*– 12" FROM THE WALL AT THE INSIDE TURN. (IN REALITY, A WINDER STAIR'S WALK LINE IS 12" FROM THE OTHER SIDE, BUT BUILDING INSPECTORS DON'T CARE.)

4. ANOTHER HANDRAIL (AT THE OTHER SIDE OF THE STAIRS) CAN BE SAFE AND PRACTICAL, ESPECIALLY FOR THE ELDERLY OR DISABLED.

5. TO SIGNIFICANTLY INCREASE SAFETY, PUT A VERTICAL HANDRAIL AT THE INSIDE TURN, OVER THE MAIN RAILING. NOTE: THAT RAILING CAN'T INTRUDE INTO THE 36" MIN WIDTH OF THE PATH OF TRAVEL.

6. SOME BUILDERS CAN'T DO WINDER STAIRS. SIMPLE ALTERNATIVE: RAISE THE UPSTAIRS CEILING BY 8"+ AND MAKE A SIMPLE LANDING. HEAD CLEARANCES ARE THE MAIN ISSUE. DON'T MOVE THE WALLS.

7. THIS WORK STRIVES TO FOLLOW UNREASONABLY LOW BUILDING HEIGHT LIMITS (OFTEN MADE TO BLOCK HUMBLE HOME BUILDERS). IF PERMITTED, 2' OF EXTRA HEIGHT ALLOWS MANY MORE OPTIONS.

8. THESE WINDERS ARE MADE AS A SERIES OF VERTICALLY SHIFTED PLATFORMS, BOLTED TOGETHER. SKILLED CARPENTERS CAN MAKE IT IN OTHER WAYS. STACKING PLATFORMS IS JUST ONE OPTION.

ROOF ASSEMBLY NOTES →

1. THE UPPER LEVEL HAS A CATHEDRAL CEILING, WHICH IS TRICKY WITH TODAY'S NEW INSULATION REQUIREMENTS. FORTUNATELY, THE LATEST BUILDING SCIENCE SUPPORTS THE MANY BENEFITS OF UNVENTED ASSEMBLIES (DESCRIBED BY JOE LSTIBUREK & OTHERS). ASSEMBLIES MUST DRY OUT, BUT AIR FLOW IS NOT AS IMPORTANT. SO CODES ARE BEING UPDATED BASED ON BETTER KNOWLEDGE.

2. ROOF ASSEMBLIES MUST ACCOUNT FOR LOCAL CLIMATE NEEDS. NONE ARE PERFECT FOR EVERY PLACE AND PROJECT.

3. OPTION A HAS BATT INSULATION (TO REDUCE THE COST) AND RIGID INSULATION (TO REDUCE THERMAL BRIDGING). WITH MANY LAYERS, IT IS MORE RESISTANT TO IMPACTS FROM BRANCHES.

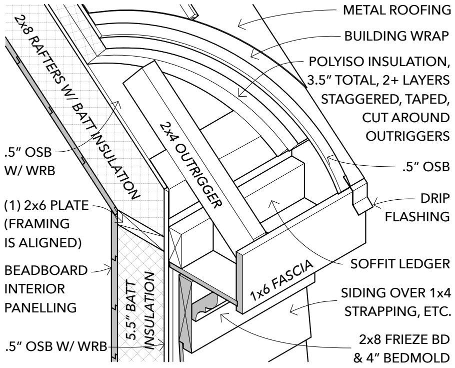
4. OPTION B HAS EXPOSED INTERIOR RAFTERS. BY SEPARATING THE INSULATION AND STRUCTURE, IT IS VERY EFFICIENT AND DURABLE. MINIMIZED THERMAL BRIDGING = HIGHER EFFECTIVE R-VALUE.

5. OPTION C IS THE MOST CONVENTIONAL, AND MAY BE CHEAPEST. ADJUST RIGID INSULATION THICKNESS BASED ON CLIMATE.

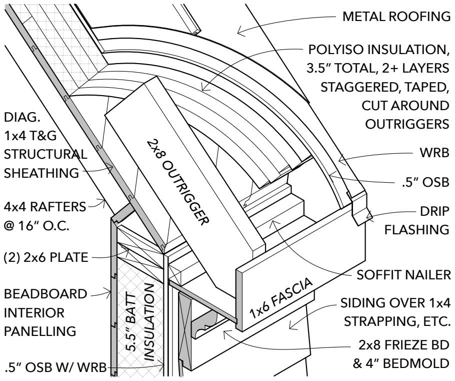
6. CLOSED CELL SPRAY FOAM IS USEFUL FOR ITS HIGH R-VALUE, BUT IT CAN BE DISASTROUS IF APPLIED WITHOUT CONSIDERING LONG-TERM STRUCTURAL SHIFTING OR MOISTURE INTRUSION. BUT IF YOU NEED MORE R-VALUE, IT CAN BE USED IN LIEU OF BATT INSULATION.

7. EACH OPTION HAS THE SAME STRUCTURAL DEPTH (ABOUT 1 FT), SO EACH CHOICE WON'T AFFECT THE TOTAL BUILDING HEIGHT.

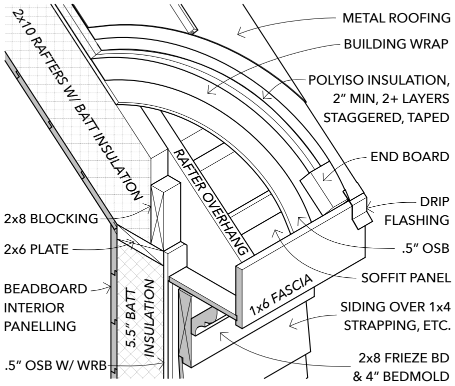
8. DUE TO LIMITED PAGE SPACE, SOME INFO MUST NECESSARILY BE OMITTED. FOR INSTANCE: FLASHING, FASTENERS, AND FABRICS. CHECK COMPLIANCE WITH LOCAL CODES. DEPICTED INSULATION THICKNESS IS FUNCTIONAL IN MOST OF THE CONTINENTAL U.S.


2x8 RAFTERS W/ BATT INSULATION
2x4 OUTRIGGER
METAL ROOFING
BUILDING WRAP
POLYISO INSULATION, 3.5" TOTAL, 2+ LAYERS STAGGERED, TAPED, CUT AROUND OUTRIGGERS
.5" OSB W/ WRB
.5" OSB
DRIP FLASHING
(1) 2x6 PLATE (FRAMING IS ALIGNED)
SOFFIT LEDGER
BEADBOARD INTERIOR PANELLING
1x6 FASCIA
SIDING OVER 1x4 STRAPPING, ETC.
5.5" BATT INSULATION
.5" OSB W/ WRB
2x8 FRIEZE BD & 4" BEDMOLD

⑧ ROOF OPTION A: DEFAULT, HYBRID
SCALE: 3/4" = 1'-0" MEDIUM COST, R-VALUE: ~53


METAL ROOFING
POLYISO INSULATION, 3.5" TOTAL, 2+ LAYERS STAGGERED, TAPED, CUT AROUND OUTRIGGERS
DIAG. 1x4 T&G STRUCTURAL SHEATHING
2x8 OUTRIGGER
WRB
.5" OSB
4x4 RAFTERS @ 16" O.C.
DRIP FLASHING
(2) 2x6 PLATE
SOFFIT NAILER
BEADBOARD INTERIOR PANELLING
1x6 FASCIA
SIDING OVER 1x4 STRAPPING, ETC.
5.5" BATT INSULATION
2x8 FRIEZE BD & 4" BEDMOLD
.5" OSB W/ WRB

⑨ ROOF OPTION B: CEILING RAFTERS
SCALE: 3/4" = 1'-0" LUXURY INTERIOR, R-VALUE: ~48


2x10 RAFTERS W/ BATT INSULATION
RAFTER OVERHANG
METAL ROOFING
BUILDING WRAP
POLYISO INSULATION, 2" MIN, 2+ LAYERS STAGGERED, TAPED
END BOARD
DRIP FLASHING
2x8 BLOCKING
.5" OSB
2x6 PLATE
SOFFIT PANEL
BEADBOARD INTERIOR PANELLING
1x6 FASCIA
SIDING OVER 1x4 STRAPPING, ETC.
5.5" BATT INSULATION
2x8 FRIEZE BD & 4" BEDMOLD
.5" OSB W/ WRB

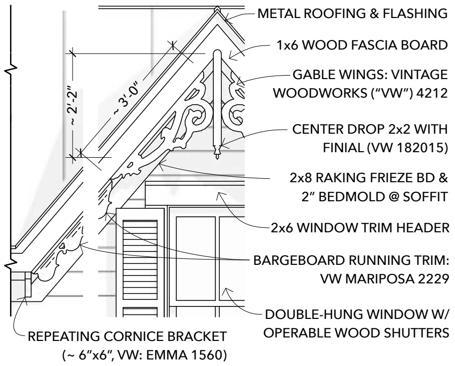
⑩ ROOF OPTION C: 2x10 RAFTERS
SCALE: 3/4" = 1'-0" MORE CONVENTIONAL, R-VALUE: ~ 47

FreeFarmhouse

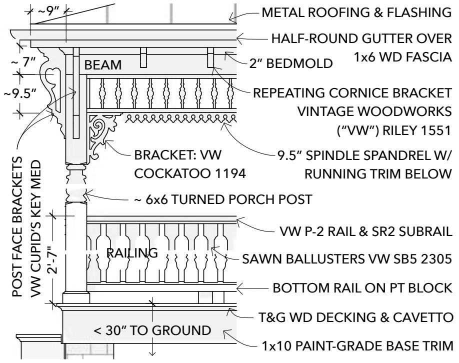
A DESIGN BY JAY OSBORNE
BACKYARD FARMHOUSE
DETAILS: ALL VARIATIONS

9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
1	**2022-11-30**	FIRST PRESENTATION (SCHEMATIC)
+		See A0.1 for more project history and credits

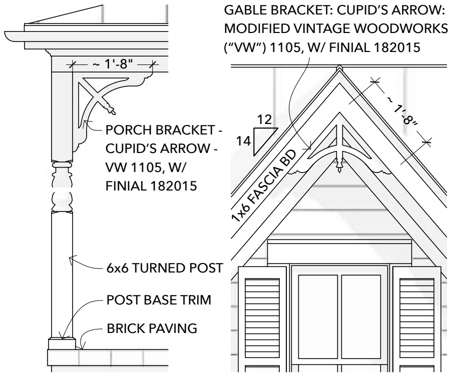
TYPICAL DETAILS & OPTIONS
A5.0


METAL ROOFING & FLASHING
1x6 WOOD FASCIA BOARD
GABLE WINGS: VINTAGE WOODWORKS ("VW") 4212
CENTER DROP 2x2 WITH FINIAL (VW 182015)
2x8 RAKING FRIEZE BD & 2" BEDMOLD @ SOFFIT
2x6 WINDOW TRIM HEADER
BARGEBOARD RUNNING TRIM: VW MARIPOSA 2229
DOUBLE-HUNG WINDOW W/ OPERABLE WOOD SHUTTERS
REPEATING CORNICE BRACKET (~ 6"x6", VW: EMMA 1560)
~ 2'-2"
~ 3'-0"

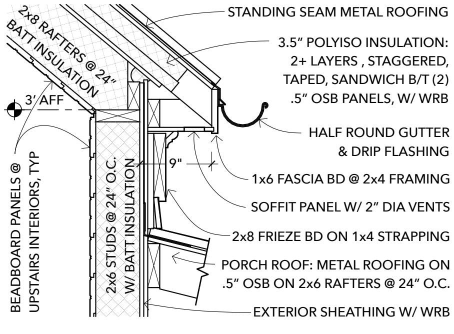
① GABLE ORNAMENT: GINGERBREAD
SCALE: 1/4" = 1'-0" MAE


~9"
~ 7"
~9.5"
BEAM
METAL ROOFING & FLASHING
HALF-ROUND GUTTER OVER 1x6 WD FASCIA
2" BEDMOLD
REPEATING CORNICE BRACKET VINTAGE WOODWORKS ("VW") RILEY 1551
BRACKET: VW COCKATOO 1194
9.5" SPINDLE SPANDREL W/ RUNNING TRIM BELOW
~ 6x6 TURNED PORCH POST
POST FACE BRACKETS VW CUPID'S KEY MED
2'-7"
RAILING
VW P-2 RAIL & SR2 SUBRAIL
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL ON PT BLOCK
< 30" TO GROUND
T&G WD DECKING & CAVETTO
1x10 PAINT-GRADE BASE TRIM

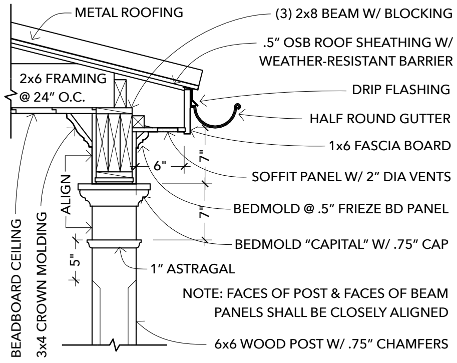
② PORCH ORNAMENT: GINGERBREAD
SCALE: 1/4" = 1'-0" MAE


GABLE BRACKET: CUPID'S ARROW: MODIFIED VINTAGE WOODWORKS ("VW") 1105, W/ FINIAL 182015
~ 1'-8"
~ 1'-8"
12
14
1x6 FASCIA BD
PORCH BRACKET - CUPID'S ARROW - VW 1105, W/ FINIAL 182015
6x6 TURNED POST
POST BASE TRIM
BRICK PAVING

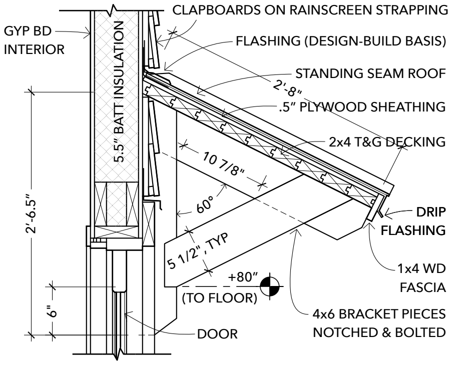
③ PORCH & GABLE: SIMPLE BRACKETS
SCALE: 1/4" = 1'-0" APRIL


2x8 RAFTERS @ 24" BATT INSULATION
3' AFF
BEADBOARD PANELS @ UPSTAIRS INTERIORS, TYP
2x6 STUDS @ 24" O.C. W/ BATT INSULATION
9"
STANDING SEAM METAL ROOFING
3.5" POLYISO INSULATION: 2+ LAYERS , STAGGERED, TAPED, SANDWICH B/T (2) .5" OSB PANELS, W/ WRB
HALF ROUND GUTTER & DRIP FLASHING
1x6 FASCIA BD @ 2x4 FRAMING
SOFFIT PANEL W/ 2" DIA VENTS
2x8 FRIEZE BD ON 1x4 STRAPPING
PORCH ROOF: METAL ROOFING ON .5" OSB ON 2x6 RAFTERS @ 24" O.C.
EXTERIOR SHEATHING W/ WRB

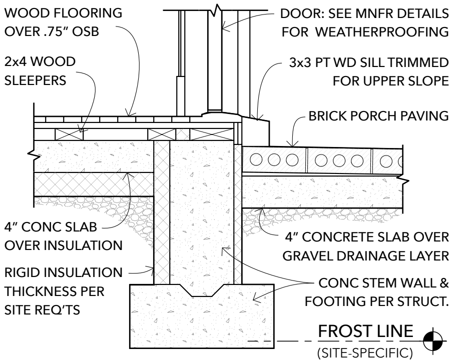
④ MAIN ROOF EAVE DETAIL
SCALE: 1/2" = 1'-0" ALL VARIATIONS


METAL ROOFING
2x6 FRAMING @ 24" O.C.
(3) 2x8 BEAM W/ BLOCKING
.5" OSB ROOF SHEATHING W/ WEATHER-RESISTANT BARRIER
DRIP FLASHING
HALF ROUND GUTTER
1x6 FASCIA BOARD
SOFFIT PANEL W/ 2" DIA VENTS
BEDMOLD @ .5" FRIEZE BD PANEL
BEDMOLD "CAPITAL" W/ .75" CAP
1" ASTRAGAL
6"
7"
7"
5"
ALIGN
BEADBOARD CEILING
3x4 CROWN MOLDING
NOTE: FACES OF POST & FACES OF BEAM PANELS SHALL BE CLOSELY ALIGNED
6x6 WOOD POST W/ .75" CHAMFERS

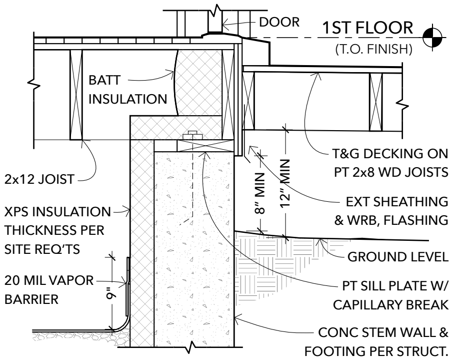
⑤ PORCH EAVE DETAIL
SCALE: 1/2" = 1'-0" POST ORNAMENT: JULIE



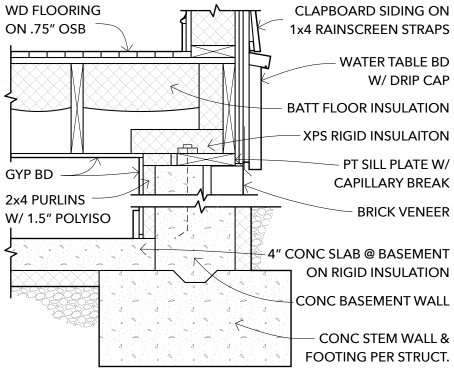
⑥ DOOR CANOPY DETAIL
SCALE: 1/2" = 1'-0" LENGTH VARIES BETWEEN DESIGNS


WOOD FLOORING OVER .75" OSB
2x4 WOOD SLEEPERS
DOOR: SEE MNFR DETAILS FOR WEATHERPROOFING
3x3 PT WD SILL TRIMMED FOR UPPER SLOPE
BRICK PORCH PAVING
4" CONC SLAB OVER INSULATION
RIGID INSULATION THICKNESS PER SITE REQ'TS
4" CONCRETE SLAB OVER GRAVEL DRAINAGE LAYER
CONC STEM WALL & FOOTING PER STRUCT.
FROST LINE (SITE-SPECIFIC)

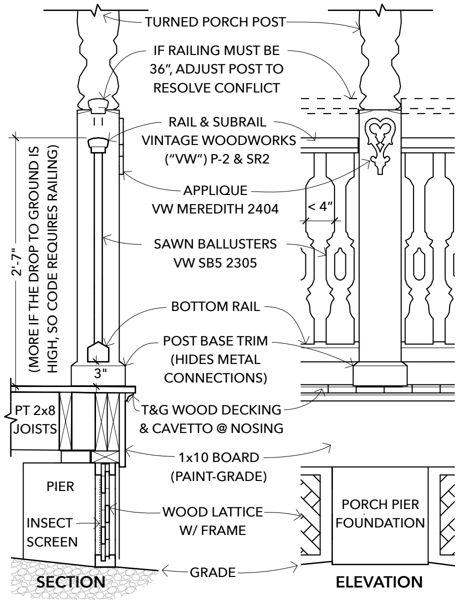
⑦A FOUNDATION OPTION A: SLAB
SCALE: 1/2" = 1'-0" APRIL, JUNE


DOOR
1ST FLOOR (T.O. FINISH)
BATT INSULATION
2x12 JOIST
XPS INSULATION THICKNESS PER SITE REQ'TS
20 MIL VAPOR BARRIER
9"
8" MIN
12" MIN
T&G DECKING ON PT 2x8 WD JOISTS
EXT SHEATHING & WRB, FLASHING
GROUND LEVEL
PT SILL PLATE W/ CAPILLARY BREAK
CONC STEM WALL & FOOTING PER STRUCT.

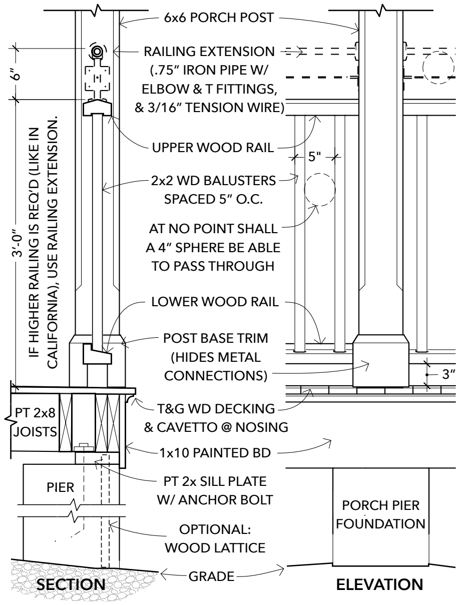
⑦B FOUNDATION B: CRAWLSPACE
SCALE: 1/2" = 1'-0" MAE


WD FLOORING ON .75" OSB
CLAPBOARD SIDING ON 1x4 RAINSCREEN STRAPS
WATER TABLE BD W/ DRIP CAP
BATT FLOOR INSULATION
XPS RIGID INSULAITON
GYP BD
2x4 PURLINS W/ 1.5" POLYISO
PT SILL PLATE W/ CAPILLARY BREAK
BRICK VENEER
4" CONC SLAB @ BASEMENT ON RIGID INSULATION
CONC BASEMENT WALL
CONC STEM WALL & FOOTING PER STRUCT.

⑦C FOUNDATION C: BASEMENT
SCALE: 1/2" = 1'-0" JULIE


TURNED PORCH POST
IF RAILING MUST BE 36", ADJUST POST TO RESOLVE CONFLICT
RAIL & SUBRAIL VINTAGE WOODWORKS ("VW") P-2 & SR2
APPLIQUE VW MEREDITH 2404
< 4"
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
2'-7" (MORE IF THE DROP TO GROUND IS HIGH, SO CODE REQUIRES RAILING)
3"
PT 2x8 JOISTS
T&G WOOD DECKING & CAVETTO @ NOSING
1x10 BOARD (PAINT-GRADE)
PIER
INSECT SCREEN
WOOD LATTICE W/ FRAME
PORCH PIER FOUNDATION
GRADE
SECTION
ELEVATION

⑧A RAILING OPTION A: LOW DROP
SCALE: 1/2" = 1'-0" MAE


6x6 PORCH POST
RAILING EXTENSION (.75" IRON PIPE W/ ELBOW & T FITTINGS, & 3/16" TENSION WIRE)
6"
UPPER WOOD RAIL
2x2 WD BALUSTERS SPACED 5" O.C.
5"
AT NO POINT SHALL A 4" SPHERE BE ABLE TO PASS THROUGH
3'-0"
IF HIGHER RAILING IS REQ'D (LIKE IN CALIFORNIA), USE RAILING EXTENSION.
LOWER WOOD RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
3"
PT 2x8 JOISTS
T&G WD DECKING & CAVETTO @ NOSING
1x10 PAINTED BD
PIER
PT 2x SILL PLATE W/ ANCHOR BOLT
OPTIONAL: WOOD LATTICE
PORCH PIER FOUNDATION
GRADE
SECTION
ELEVATION

⑧B RAILING OPTION B: HIGH DROP
SCALE: 1/2" = 1'-0" JULIE

FreeFarmhouse

A DESIGN BY JAY OSBORNE

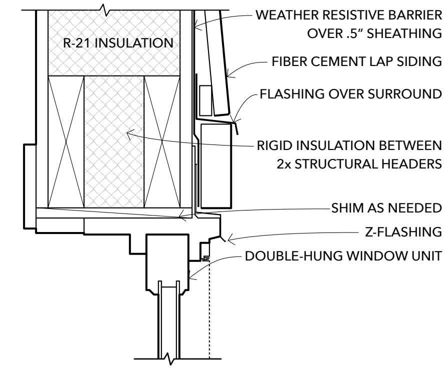
BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

9	2024-02-29	FIRST EDITION (COMPLETED BOOK)
8	2023-10-26	3RD DRAFT (DESIGNS SYNCRONIZED)
7	2023-08-27	ALL: 2ND DRAFTS (REFORMAT PAGES)
1	2022-11-30	FIRST PRESENTATION (SCHEMATIC)
+	See A0.1 for more project history and credits	

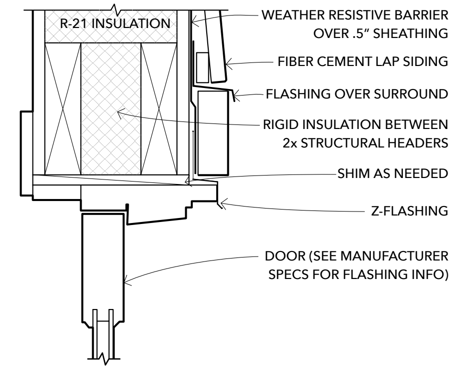
EXTERIOR DETAILS
& OPTIONS

A5.1



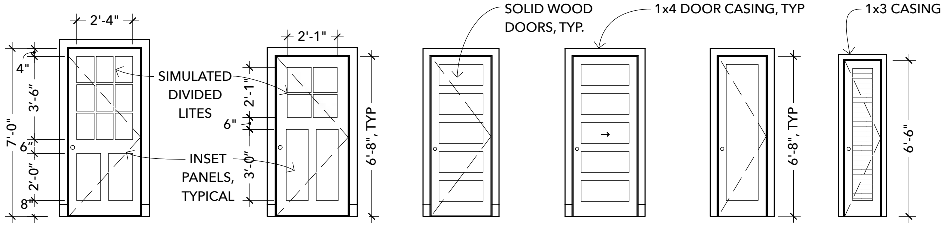
① TYPICAL WINDOW HEAD DETAIL

SCALE: 1-1/2” = 1’-0”


R-21 INSULATION
WEATHER RESISTIVE BARRIER OVER .5” SHEATHING
FIBER CEMENT LAP SIDING
FLASHING OVER SURROUND
RIGID INSULATION BETWEEN 2x STRUCTURAL HEADERS
SHIM AS NEEDED
Z-FLASHING
DOOR (SEE MANUFACTURER SPECS FOR FLASHING INFO)

④ TYPICAL EXT DOOR HEAD DETAIL

SCALE: 1-1/2” = 1’-0”

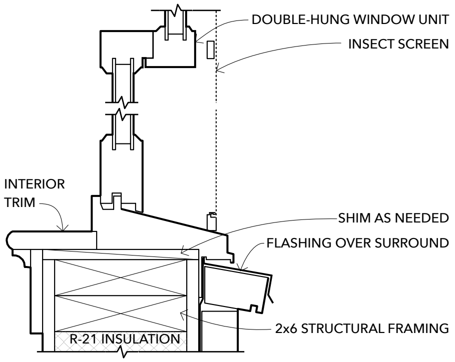


34” FRONT DOOR
32” BACK DOOR
30” 5-PANEL
32” POCKET
24” 1-PANEL
18” CLOSET

⑦ DOOR ELEVATIONS

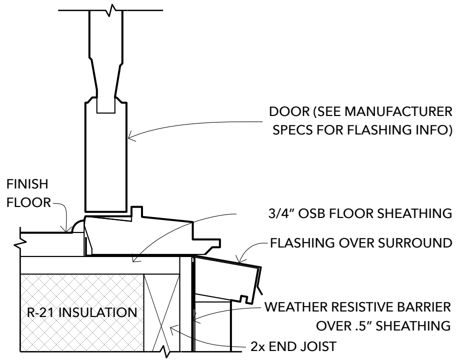
SCALE: 1/8” = 1’-0”

NOTE: 32” CLEAR OPENING REQ’D AT FRONT DOOR (ACCOUNT FOR DOOR THICKNESS & HINGE).



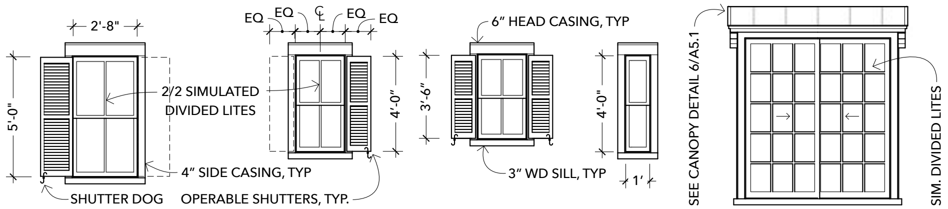
② TYPICAL WINDOW SILL DETAIL

SCALE: 1/2” = 1’-0”


DOOR (SEE MANUFACTURER SPECS FOR FLASHING INFO)
FINISH FLOOR
3/4” OSB FLOOR SHEATHING
FLASHING OVER SURROUND
R-21 INSULATION
WEATHER RESISTIVE BARRIER OVER .5” SHEATHING
2x END JOIST

⑤ TYPICAL EXT DOOR SILL DETAIL

SCALE: 1-1/2” = 1’-0”

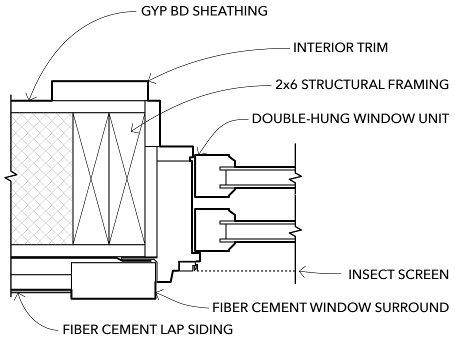


32x60 (MAIN WINDOW)
24x48 (SEE NOTE)
24x42 WINDOW
12x48 (MAE’S BAY)
72x80 SLIDING GLASS (JUNE)

⑧ WINDOW ELEVATIONS

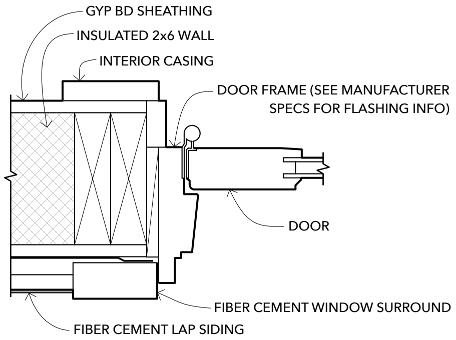
SCALE: 1/8” = 1’-0”

NOTE: FRONT GABLE WINDOW MAY BE CUSTOM (STAINED GLASS, POINTED ARCH, ANTIQUE, ETC



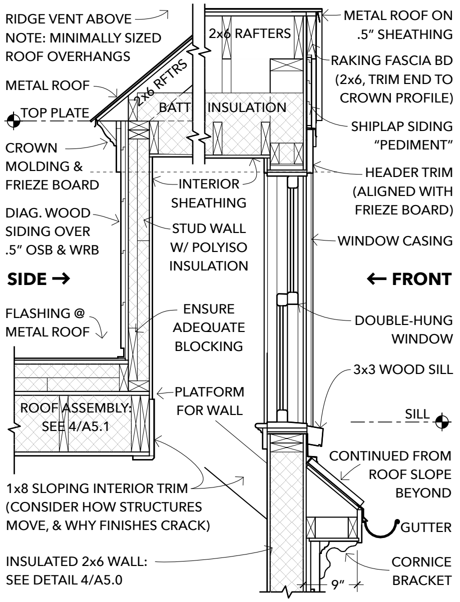
③ TYPICAL WINDOW JAMB DETAIL

SCALE: 1-1/2” = 1’-0”


GYP BD SHEATHING
INSULATED 2x6 WALL
INTERIOR CASING
DOOR FRAME (SEE MANUFACTURER SPECS FOR FLASHING INFO)
DOOR
FIBER CEMENT WINDOW SURROUND
FIBER CEMENT LAP SIDING

⑥ TYPICAL EXT DOOR JAMB DETAIL

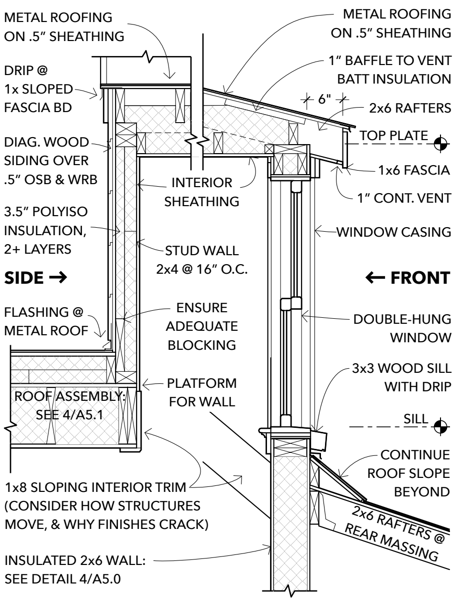
SCALE: 1-1/2” = 1’-0”


RIDGE VENT ABOVE
NOTE: MINIMALLY SIZED ROOF OVERHANGS
METAL ROOF
TOP PLATE
2x6 RFTRS
2x6 RAFTERS
BATT INSULATION
CROWN MOLDING & FRIEZE BOARD
DIAG. WOOD SIDING OVER .5” OSB & WRB
SIDE →
FLASHING @ METAL ROOF
ROOF ASSEMBLY: SEE 4/A5.1
INTERIOR SHEATHING
STUD WALL W/ POLYISO INSULATION
ENSURE ADEQUATE BLOCKING
PLATFORM FOR WALL
1x8 SLOPING INTERIOR TRIM (CONSIDER HOW STRUCTURES MOVE, & WHY FINISHES CRACK)
INSULATED 2x6 WALL: SEE DETAIL 4/A5.0
METAL ROOF ON .5” SHEATHING
RAKING FASCIA BD (2x6, TRIM END TO CROWN PROFILE)
SHIPLAP SIDING “PEDIMENT”
HEADER TRIM (ALIGNED WITH FRIEZE BOARD)
WINDOW CASING
← FRONT
DOUBLE-HUNG WINDOW
3x3 WOOD SILL
SILL
CONTINUED FROM ROOF SLOPE BEYOND
GUTTER
CORNICE BRACKET
9”

⑨ GABLE DORMER - DETAIL SECTIONS

SCALE: 3/8” = 1’-0”

MAE


METAL ROOFING ON .5” SHEATHING
DRIP @ 1x SLOPED FASCIA BD
DIAG. WOOD SIDING OVER .5” OSB & WRB
3.5” POLYISO INSULATION, 2+ LAYERS
SIDE →
FLASHING @ METAL ROOF
ROOF ASSEMBLY: SEE 4/A5.1
INTERIOR SHEATHING
STUD WALL 2x4 @ 16” O.C.
ENSURE ADEQUATE BLOCKING
PLATFORM FOR WALL
1x8 SLOPING INTERIOR TRIM (CONSIDER HOW STRUCTURES MOVE, & WHY FINISHES CRACK)
INSULATED 2x6 WALL: SEE DETAIL 4/A5.0
METAL ROOFING ON .5” SHEATHING
1” BAFFLE TO VENT BATT INSULATION
6"
2x6 RAFTERS
TOP PLATE
1x6 FASCIA
1” CONT. VENT
WINDOW CASING
← FRONT
DOUBLE-HUNG WINDOW
3x3 WOOD SILL WITH DRIP
SILL
CONTINUE ROOF SLOPE BEYOND
2x6 RAFTERS @ REAR MASSING

⑩ SHED DORMER - DETAIL SECTIONS

SCALE: 3/8” = 1’-0”

JULIE, & SIMILAR TO JUNE

A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
1	**2022-11-30**	FIRST PRESENTATION (SCHEMATIC)
+		See A0.1 for more project history and credits

DOOR & WINDOW DETAILS

A5.2

MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	SOLID RED COLOR, SAND-FACED, AVOID WIRE CUT OR "EXTRUDED" LOOK	OLD CAROLINA BRICK COMPANY
F-02	FLOOR DECKING	1x4	PAINTED WOOD	TONGUE & GROOVE, UNPAINTED CEDAR PREFERRED, PAINTED WORKS FINE	RECLAIMED PREFERRED.
F-04	PORCH COLUMNS	6x6	PAINTED WOOD	JULIE: CHAMFERED .75" FROM EDGES, APRIL & MAE: TURNED PORCH POSTS	-
F-20	CLAPBOARD SIDING	6"	FIBER CEMENT	VINYL AND ALUMINUM SIDING ARE FORBIDDEN (DETAILS NEVER LOOK RIGHT).	JAMES HARDIE / ARTISAN LAP SIDING
F-22	EXT OPENING CASING	5-6"	FIBER CEMENT	FOR ALL SIDING, WOOD IS STILL AN OPTION. CEDAR PREFERRED.	HARDIPLANK OR 2x LUMBER
F-24	BED MOLDING	2.5", 4"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-26	ASTRAGAL	1"	ROT-RESISTANT	PAINTED. VARIOUS EXTERIOR-GRADE MATERIAL OPTIONS ARE OKAY HERE	-
F-28	CROWN MOLDING	3-6"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-40	STANDING SEAM ROOF	16" O.C.	GALVALUME	METAL. NO CORRUGATIONS. USE 5V PANELS FOR ECONOMICAL OPTION.	-
F-42	HALF-ROUND GUTTER	5" DIA	COPPER	GALV STEEL ALSO AN OPTION. ADJUST SIZE ACCORDING TO CLIMATE.	-
F-44	KITCHEN COUNTERTOP	1.5-2"	-	CHOOSE: QUARTZ, BUTCHER BLOCK, PORCELAIN TILE, GRANITE, SOAPSTONE	CHOICE BY HOMEOWNER.
F-48	BATHROOM COUNTERTOP	1.5-2"	-	CHOOSE: CERAMIC, QUARTZ, PORCELAIN, BUTCHER BLOCK, GRANITE, MARBLE	CHOICE BY HOMEOWNER.
F-50	HARDWOOD FLOOR	2-3" BDS	FINISH WOOD	TONGUE & GROOVE, STAINED. CREATE FLOOR PATTERNS AS DESIRED.	RECLAIMED PREFERRED.
F-52	FLOOR TILE	1-2" HEX	CERAMIC	HEXAGONAL PATTERN. WHITE COLOR, SMALLEST TILES PREFERRED	-
F-60	WALL TILE	4" SQUARE	CERAMIC	WHITE SUBWAY TILE, OR CHOICE BY HOMEOWNER.	-
F-62	BASE MOLDING	.5"x5"	FINISH WOOD	MAY INCLUDE DECORATIVE BASE CAP MOLDING.	-
F-64	INT OPENING CASING	.5"X5"	WOOD	PAINTED, WITH .1"-THICK PLINTH BLOCK AT BASE	-
F-68	BEADBOARD	1/2"	COMPOSITE PANEL	EXTERIOR GRADE BEADBOARD TO BE USED AT PORCH CEILING.	-
F-74	HANDRAIL	2"	FINISH WOOD	STAINED SAME COLOR AS FLOOR. MAKE SURE TO FOLLOW ALL REGULATIONS.	-
F-76	NEWEL POST	4x4	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-78	BALUSTERS	2x2	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-79	CROWN MOLDING	4-6"	WOOD	PAINT-GRADE -	
F-80	WINDOW SHUTTERS	SEE NOTE	WOOD/COMPOSITE	SHUTTERS SHALL BE OPERABLE, AND SIZED TO EACH WINDOW.	- TIMBERLANE. OR BOARD & BATTEN.

① MATERIALS SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

ITEM	MANUFACTURER / MODEL
INTERIOR CEILING LIGHT SCONCE	-
INTERIOR WALL LIGHT SCONCE	-
KIT. WASTE CABINET HARDWARE	-
KIT. SINK HARDWARE	-
SHOWER HARDWARE	-
BATH SINK HARDWARE	-
WINDOW SHUTTER HARDWARE	-
(OPT) PORCH HANGING LIGHT	-
(OPT) KITCHEN FLOORING (IF UNIQUE)	-
MAE'S ORNAMENT:	**(NOTE: VW = "VINTAGE WOODWORKS")**
PORCH BRACKET	- VW COCKATOO 1194
REPEATING CORNICE BRACKET (PORCH)	- VW: EMMA 1560 (~6"x6")
POST FACE BRACKET	- VW "CUPID'S KEY" MEDIUM
REPEATING CORNICE BRACKET (EAVE)	- VW RILEY 1551
GABLE WING	- VW 4212
CENTER DROP	- 2x2, FINIAL (VW 182015)
BARGEBOARD RUNNING TRIM	- VW MARIPOSA 2229
SAWN BALLUSTERS	- VW SB5 2305
PORCH RAILING	- VW P-2 RAIL & SR2 SUBRAIL
APRIL'S ORNAMENT:	
REPEATING CORNICE BRACKET	- VW: RILEY 1551

③ ADDITIONAL PRODUCT CHOICES

NOTE: MAY BE OMITTED, OR GIVEN MULTIPLE OPTIONS.

MARK	ITEM	SIZE	NOTES	MANUFACTURER / MODEL
X-00	REFRIGERATOR	24" MAX WIDTH	ENERGY STAR, COUNTER DEPTH (24" DEPTH STRONGLY PREFERRED)	BLOMBERG BRFB1042SS
X-02	KITCHEN SINK	24" UNIT WIDTH	DOUBLE OR SINGLE BOWL, VITREOUS CHINA PREFERRED	HIGHPOINT COLLECTION OR SINKOLOGY FIRECLAY
X-04	RANGE / OVEN	24"x24"x36"	-	-
X-06	MICROWAVE/HOOD	24" WIDTH	FOR SIZE FLEXIBILITY, CABINET ABOVE THIS UNIT MAY BE OPEN SHELVING	FRIGIDAIRE UMV1422 US
X-08	WATER FAUCET	-	CHOICE BY HOMEOWNER.	-
X-12	DISHWASHER	24" WIDTH	-	-
X-16	FLOOR CABINETS	VARIES	FOR AN ECONOMICAL OPTION, USE IKEA UNITS WITH CUSTOM DOORS.	IKEA / SEKTION
X-18	WALL CABINETS	VARIES	GLASS DOORS, WITH MANY PANES, PREFERRED. DOORS MAY BE BUILT DIY.	IKEA / SEKTION
X-20	TOILET	26"x18"	SINGLE BOWL, VITREOUS CHINA. STANDARD SIZE.	TOTO / ROWAN CST405MF OR EQUIVALENT
X-26	BATHROOM VANITY	30"(& 36") WIDE	CABINETS AND COUNTERTOP SURFACES TO BE CHOSEN BY HOMEOWNER.	-
X-30	BATHTUB	30x48	WALL TILE. GLASS DOORS OR CURTAIN. SEAT W/ SINGLE SLAB OF STONE	-
X-62	WASHER DRYER COMBO	30x30x72 MAX	VENTLESS, COMPACT (STACKED UNITS ALSO WORK IN JUNE & APRIL ALCOVES)	HAIER / HWD1600BW
X-68	WATER HEATER	17x15x5	WALL-MOUNTED, TANKLESS, INSTANT WATER HEATER.	STIEBEL ELTRON TEMPRA
X-80	INTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-84	EXTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-86	EXTERIOR WALL LIGHTING	-	CHOICE BY HOMEOWNER.	-

② FIXTURES SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

FINAL NOTES & FURTHER READING

ARCHITECTURAL PLANS NEVER HAVE ALL OF THE INFORMATION A BUILDER COULD NEED. BY PRACTICAL NECESSITY, PLANS ALWAYS OMIT SOME USEFUL IDEAS OR EXPLANATIONS. SOMETIMES, CODE DIAGRAMS ARE COPIED INTO THE PLANS. AND OFTEN SHOP DRAWINGS ARE INCLUDED, TO ILLUSTRATE NAILING LAYOUTS, ETC. YET THESE REPRESENTATIONS OF INFORMATION ARE ALWAYS BEST PRESENTED BY OTHER MEANS.

IT'S IMPORTANT TO ACKNOWLEDGE THE SKILLS & INTELLIGENCE OF INDIVIDUAL BUILDERS, AND GIVE THEM SOME FREEDOM IN ANY CONTRACT DRAWINGS. YET THEY OFTEN NEED FURTHER GUIDANCE (AS WE ALL DO). SO AS A SUPPLEMENT TO THESE DRAWINGS, HERE IS A LIST OF SOME USEFUL RESOURCES:

IF THE DESIGN IS BEING MODIFIED, CONSIDER THESE REQUIRED READING:

1. "*GET YOUR HOUSE RIGHT*", BY MARIANNE CUSATO & BEN PENTREATH (100% NECESSARY)
2. "*RESIDENTIAL BUILDING CODES ILLUSTRATED*", BY FRANCIS CHING AND OTHERS

ALSO USEFUL (BUT NOT AS ESSENTIAL):

3. "*SKETCHUP & LAYOUT FOR ARCHITECTURE*", BY NICK SONDER (THE SOFTWARE USED HERE)
4. "*TRADITIONAL CONSTRUCTION PATTERNS*", BY STEPHEN MOUZON & SUSAN HENDERSON
5. "*A PATTERN LANGUAGE*", BY CHRISTOPHER ALEXANDER (ET AL)

FOR THOSE CONSTRUCTING THE HOUSE, THESE RESOURCES SHOULD ALSO BE REVIEWED:

1. YOUR STATE'S BUILDING CODE *(ENACTED AS LAW, IT IS THEREFORE UNCOPYRIGHTABLE– SO IF ANYBODY HARASSES YOU FOR COPYING IT, THE SUPREME COURT WILL BACK YOU UP.)*

ALSO USEFUL (BUT NOT AS ESSENTIAL):

2. "*VISUAL HANDBOOK OF BUILDING & REMODELING*", BY CHARLIE WING
3. "*PRETTY GOOD HOUSE*" (UPDATED, SCIENCE-BASED, SUSTAINABLE BUILDING ASSEMBLIES)

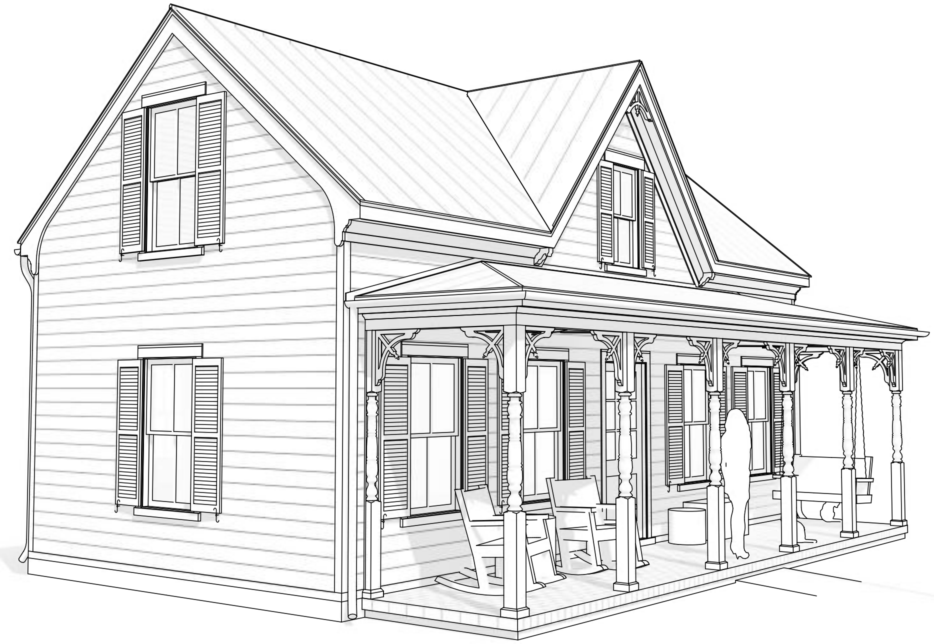
④ NOTES & ADDITIONAL RESOURCES

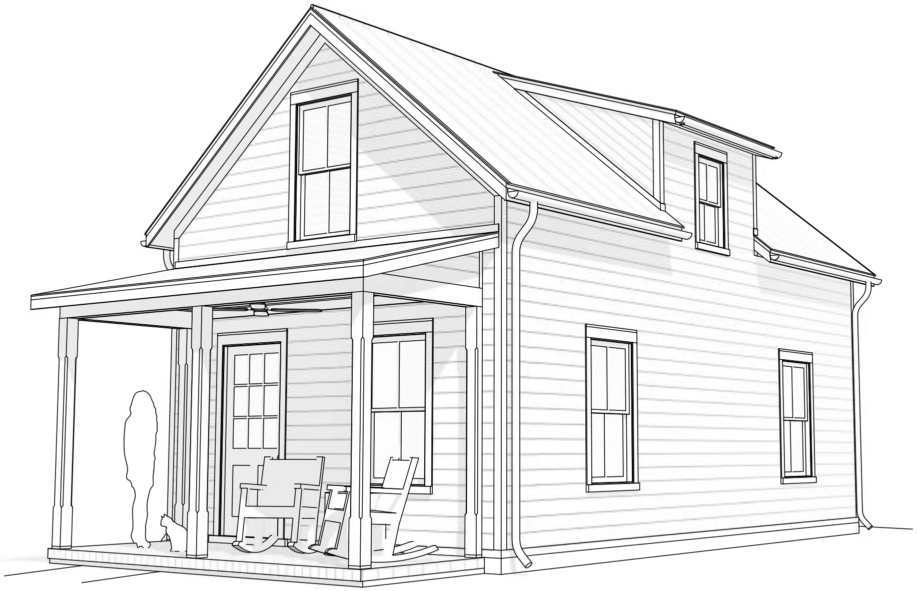
INCLUDING REQUIRED & RECOMMENDED READING

A DESIGN BY JAY OSBORNE
BACKYARD FARMHOUSE
DETAILS: ALL VARIATIONS

9 2024-02-29 FIRST EDITION (COMPLETED BOOK)
8 2023-10-26 3RD DRAFT (DESIGNS SYNCRONIZED)
7 2023-08-27 ALL: 2ND DRAFTS (REFORMAT PAGES)
1 2022-11-30 FIRST PRESENTATION (SCHEMATIC)
+ See A0.1 for more project history and credits

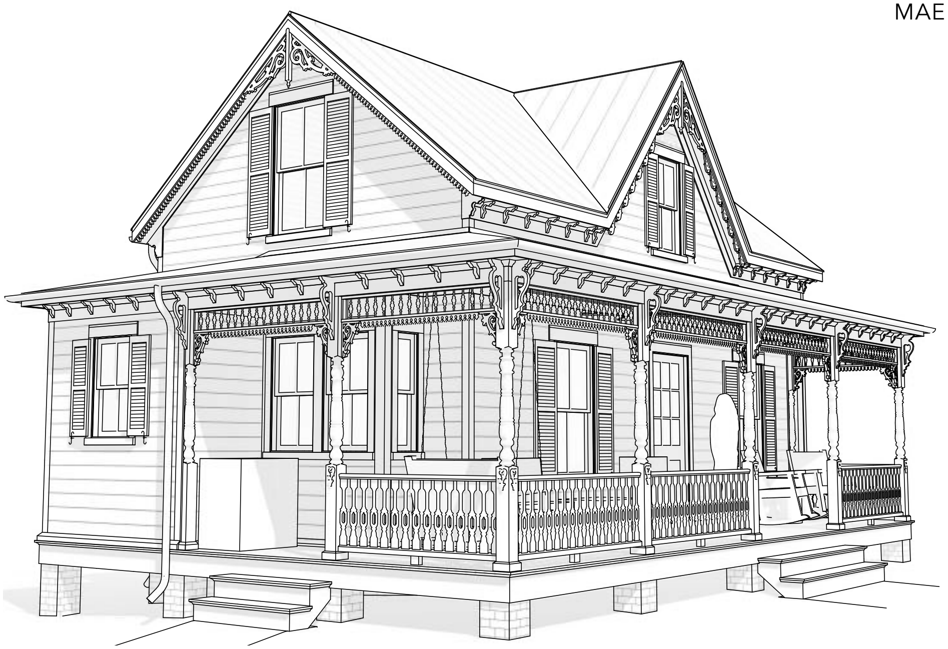
SCHEDULES

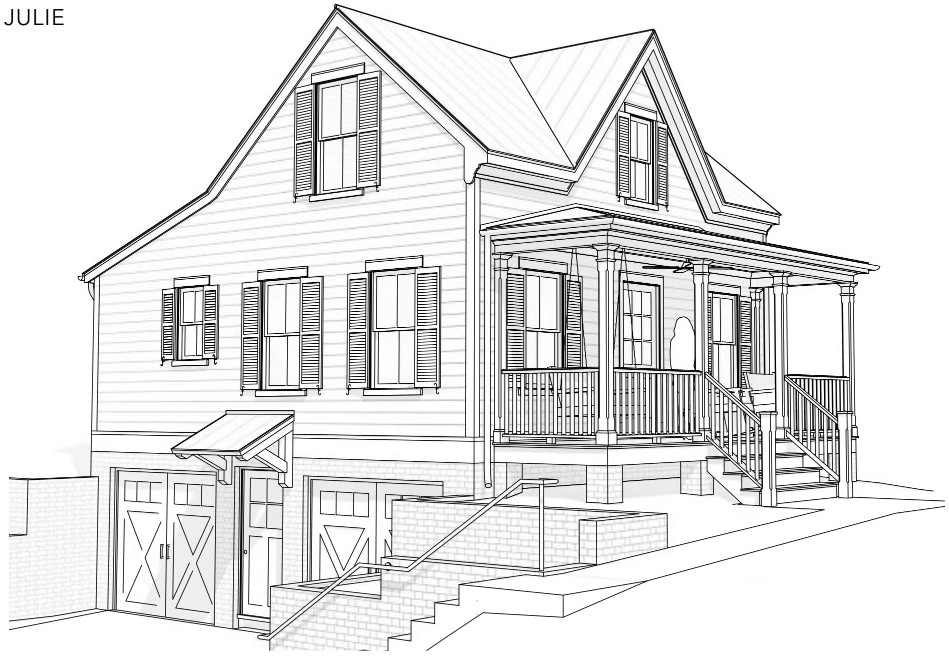




APRIL | JUNE

MAE | JULIE





The book is organized with technical drawings on the right-hand pages, and on the left, these illustrations and explanations. These lower footnotes describe some intentions behind the design. Architectural drawing sets rarely explain any underlying decisions. As image-based contracts, they must be followed rigidly. Yet to customize any design, you need to know many of the ideas that created it.

BACKYARD FARMHOUSE

BOOK SAMPLE PAGE

FREEFARMHOUSE.COM

The Backyard Farmhouse is designed as four sisters: April, Mae, June, and Julie. Each design variation is basically the same as the others, but with some changes. Together, they demonstrate the possibilities for creating new, derivative designs. Each sister is unique, but they all have much in common. Inspired by old houses that have withstood the test of time, they are short, compact, and very adaptable.

About the Designer

Jay Osborne is an artist who designs buildings. For years, he worked as an architectural designer on a variety of buildings. Having widened his perspective after traveling to dozens of countries, he now wants to design homes and communities that improve the lives of as many people as possible.

Metric Conversions

These plans are too information-dense for both imperial and metric dimensions. However, most dimensions are simple and modular. So you can substitute and mentally add the numbers. Such conversions aren't precise (especially the larger numbers), but they still usually add up correctly within dimension strings.

1″	25 mm
2″	**50 mm**
3″	75 mm
4″	**100 mm**
5″	125 mm
6″	**150 mm**
8″	**200 mm**
9″	225 mm
10″	**250 mm**
11″	275 mm
(1′) **12″**	**300 mm**
15″	375 mm
16″	**400 mm**
1′	300 mm
2′	**600 mm**
3′	900 mm
4′	**1200 mm**
5′	1500 mm
6′	**1800 mm**
7′	2100 mm
8′	**2400 mm**
9′	2700 mm
10′	**3000 mm**
12′	3600 mm
16′	**4800 mm**
20′	6000 mm
24′	**7200 mm**
28′	8400 mm
32′	**9600 mm**

Modular dimensions also help to reduce construction waste. The North American 4′ (48″) module converts to 1200 mm, internationally a common modular unit for building materials.

Use the open-source files to change the dimensions to metric.

About the License

Creative Commons makes it easier to share knowledge and collectively solve problems. Their non-profit organization promotes the freedom to copy and modify creative works. As an alternative to the default "all rights reserved" copyright system, they provide "some rights reserved" licenses.

This work is made available under a Creative Commons Attribution ShareAlike License. Although an exhaustive legal explanation can not be provided here, key features of the license are explained on their website. For example:

" You are free to:

Share - Copy and redistribute the material in any medium or format.

Adapt - Remix, transform, and build upon the material for any purpose, even commercially.

Under the following terms:

Attribution - You must give appropriate credit, provide a link to the license, and indicate if changes were made. You may do so in any reasonable manner, but not in a way that suggests [Jay Osborne] endorses you or your use.

ShareAlike - If you remix, transform, or build upon the material, you must distribute your contributions under the same license as the original. "

The website goes on to describe some legal technicalities, like fair use and the lack of warranties. For more info, see: **www.creativecommons.org/licenses/by-sa/4.0**.

In short:
Give credit to Jay Osborne and don't copyright his work.

The terms of this license are primarily a means to prosecute scammers who sell copies of these designs to unsuspecting customers. Open-source house plans are extremely rare. Few people know these exist. Please spread the word.

Disclaimer

No person or organization makes any warranty, express or implied, regarding this work. This book and its related documentation, including the digital files and the views expressed— do not represent an architect-client relationship. **Use this work at your own risk.** Buildings are complex and many things can go wrong. FreeFarmhouse and Jay Osborne disclaim liability for any damages, of any kind, that could result from using this work.

More Open-Source Designs by Jay Osborne

Download blueprints and source files for free at www.FreeFarmhouse.com.

To support Jay's newest designs and receive the first drafts of a new house every month, visit www.Patreon.com/FreeFarmhouse

The American Farmhouse

Inspired by an old house abandoned and overgrown in a Virginia forest, Jay designed this to be the first real (functional) open-source house.

The Extended Design

With its rear addition, this version of the first open-source house shows the adaptability of its architecture, learning from the lessons of time.

The Southern Farmhouse

The Forrest Gump house wasn't real. It was a movie set, demolished after the filming. But with these plans, you can make an old dream come true.

The Starter Farmhouses

Coming Soon: A new series of houses designed with interchangeable parts that you could mix and match in a million possible configurations.